



**23a Grosvenor Road  
Batley, WF17 0LN**

**£895 PCM**

\*\*\*\*\* SEMI DETACHED PERIOD PROPERTY - TWO BEDROOMS - NEW BATHROOM - LAWNED GARDEN & OFF STREET PARKING - AVAILABLE END FEB 2024 \*\*\*\*\* This property retains many original features and comprises: entrance vestibule, hallway, lounge with original ceiling coving, fitted kitchen with appliances, landing, two bedrooms, bathroom. To the outside, there is a lawned garden to the front with off street parking. Located in a sought after residential area, the property is close to all amenities and is within easy reach of Leeds City Centre and the motorways. Viewing recommended. Deposit - £1030. Council Tax Band C. Sorry no pets.



- Semi Detached Period Property
- Two Bedrooms
- Many Original Features
- Spacious Lounge
- Fitted Kitchen With Appliances

## ENTRANCE VESTIBULE

Door to front.

## HALLWAY

Stairs to first floor. Radiator.

## LOUNGE

21'2" x 16'5"

Exposed wood flooring. Original coving to ceiling and ceiling rose. Fireplace surround. Windows to front and side. Two radiators.

## KITCHEN

12'7" x 8'5"

With base and wall units incorporating stainless steel sink unit. Automatic washing machine, dishwasher & drier. Tiled splashbacks. Understairs storage cupboard.

## REAR PORCH

Door to rear.

## LANDING

Laminate flooring. Radiator.

## BEDROOM ONE

17'3" x 15'9"

Exposed wood flooring. Windows to front and side. Two radiators.

## BEDROOM TWO

11'5" x 8'4"

Window to front. Radiator.

## BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Window to rear. Radiator.

## EXTERIOR

Lawned garden to the front of the property. Off street parking for two vehicles.

## NOTE

Children - yes

Pets - No

Smokers - outside only

The property is available late February 2024

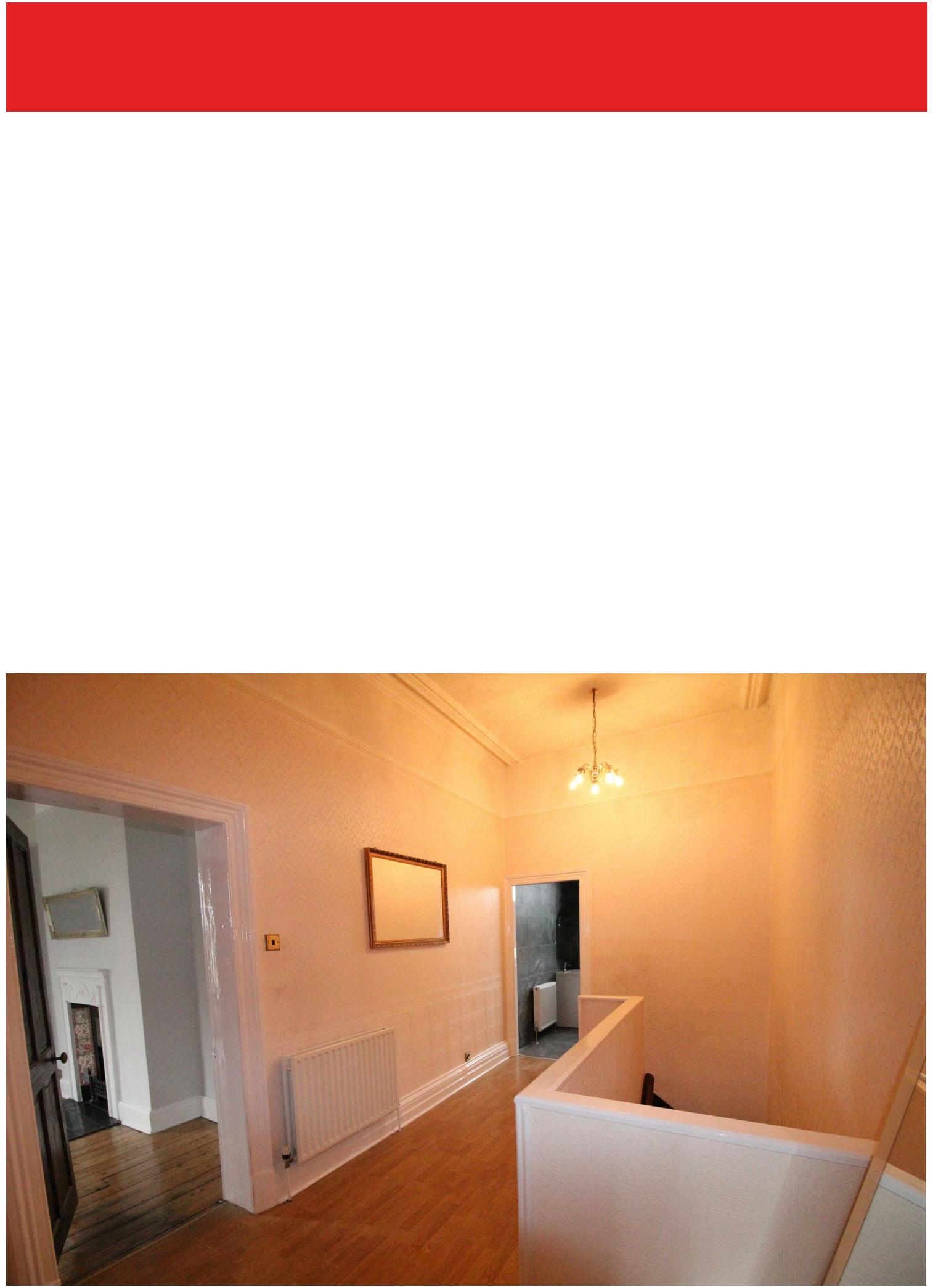
## DIRECTIONS



- Lawned Garden To Front
- Off Street Parking
- Available Late February 2024
- EPC - E
- Deposit - £1030

From Bradford Road proceed up Batley Field Hill and take the second right onto York Road which becomes Grosvenor Road. After passing Glen Avenue on the right number 23a will be found by driving between the stone pillars on the right hand side named Grosvenor House. There is no To Let board in situ.







## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Lettings  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

01924 474456  
[info@localproperties.net](mailto:info@localproperties.net)  
<http://www.localproperties.net/>

local  
properties  
buy • sell • let