



**663 Bradford Road
Batley, WF17 8HF**

£650 PCM

***** TWO BEDROOM REAR TERRACE - AVAILABLE NOW ***** This well presented property has gas central heating and newly fitted PVCu double glazing and comprises: entrance vestibule, open plan lounge and kitchen area, cellar, landing, two bedrooms, bathroom. There is a low maintenance garden to the front and on street parking is available on Hampson Street. Located close to all, amenities including Wilton Park, this property would ideally suit a single person or couple and viewing is recommended. Deposit - £750. Council Tax A.



- TWO BEDROOM REAR TERRACE PROPERTY
- OPEN PLAN LOUNGE & KITCHEN AREA
- FITTED WARDROBES TO BEDROOM TWO

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

Children - yes

LOUNGE WITH KITCHEN AREA

With newly fitted base and wall units incorporating stainless steel sink unit. Halogen hob, electric oven and extractor hood.

Pets - No

Plumbing for automatic washing machine. Access to cellar.

Smokers - outside only

Window to front. Radiator.

The property is available now

CELLAR

Providing extra storage space.

LANDING

Giving access to bedrooms and bathroom.

BEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

With fitted wardrobes. Window to front. Radiator.

BATHROOM

With newly fitted three piece suite comprising: bath with shower attachment and screen, vanity wash hand basin, low flush wc. Heated towel rail.

EXTERIOR

Gravelled garden to the front of the property. On street parking is available on Hampson Street.

DIRECTIONS

From Birstall Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Take the eighth turning right onto Hampson Street and number 663 will be found on the left hand side, signified by our To Let board.

NOTE



• LOW MAINTENANCE GARDEN TO FRONT • SUIT COUPLE OR SINGLE PERSON • CLOSE TO BATLEY TOWN CENTRE • VIEWING RECOMMENDED • DEPOSIT - £750 • EPC - D • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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

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