

local  
properties

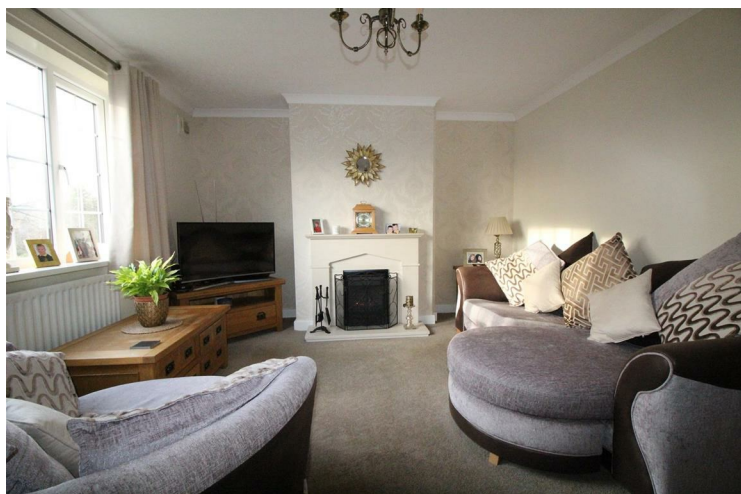
buy • sell • let



**15 Oxford Road**  
**Batley, WF17 9JR**

**£179,950**  
**Freehold**

\*\*\*\*\* THREE BEDROOM END TOWN HOUSE - EN SUITE & FITTED WARDROBES TO MASTER BEDROOM - LOUNGE & DINING KITCHEN - GARDENS FRONT & REAR - IDEAL FAMILY HOME \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, ground floor bathroom, landing, master bedroom with en suite shower room, two further first floor bedrooms. To the outside, there are gardens to the front and rear with on street parking to the front. Located close to all amenities, the property gives easy access to neighbouring towns and cities and the nearby motorway network. An ideal family home, viewing is recommended.





- WELL PRESENTED THREE BEDROOM END TOWN HOUSE • PVCU DG & GCH • LOUNGE & DINING KITCHEN

## ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

## LOUNGE

16'0" x 13'5"

With fireplace surround and inset living flame gas fire.

Coving to ceiling and ceiling rose. Window to front.

Radiator.

## DINING KITCHEN

13'1" x 8'2"

With base and wall units incorporating stainless steel sink unit and mixer tap. Gas hob, electric oven and extractor hood.

Plumbing for automatic washing machine and dishwasher. Tiled splashbacks. Two windows to rear.

Radiator.

## SIDE VESTIBULE

With understairs storage cupboard. Door to side.

## GROUND FLOOR BATHROOM

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

## LANDING

Access part boarded loft via pull down ladder. Window to side.

## BEDROOM ONE

14'1" x 10'2"

With fitted wardrobes to one wall. Window to front.

Radiator.

## EN SUITE SHOWER ROOM

Fully tiled with three piece suite comprising: shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Inset spotlights. Extractor fan. Storage cupboard.

## BEDROOM TWO

10'9" x 9'10"

Window to rear. Radiator.

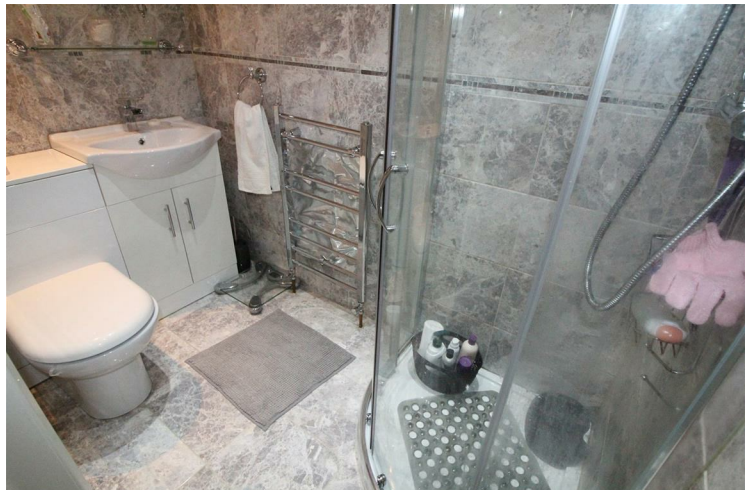
## BEDROOM THREE

9'2" x 7'6"

Window to rear. Radiator.

## EXTERIOR

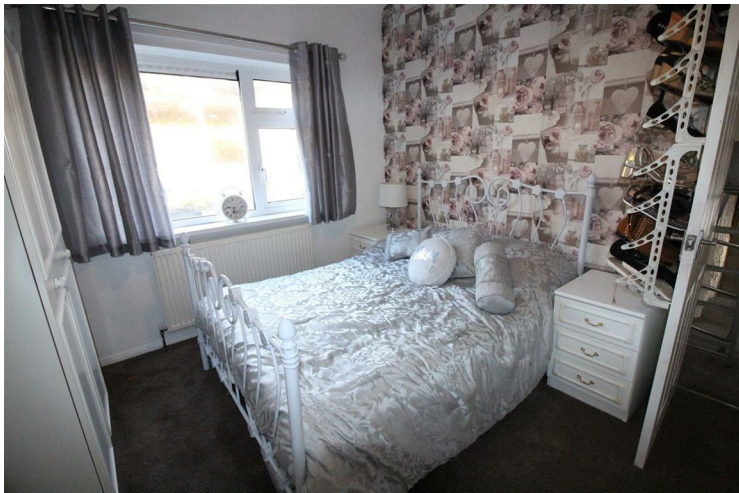
Lawned garden to the front of the property. Tiered garden to the rear with paved patio, eternal lawn and covered seating area. Outhouse. On street parking to the front.



- GROUND FLOOR BATHROOM • EN SUITE & FITTED WARDROBES TO MASTER BEDROOM • GARDENS FRONT & REAR

## DIRECTIONS

From Birstall centre proceed along Low Lane and after passing St Patrick's Church turn right onto Church Street. Oxford Road is the first turning on the left where number 15 will be found on the right hand side, signified by our For Sale board.

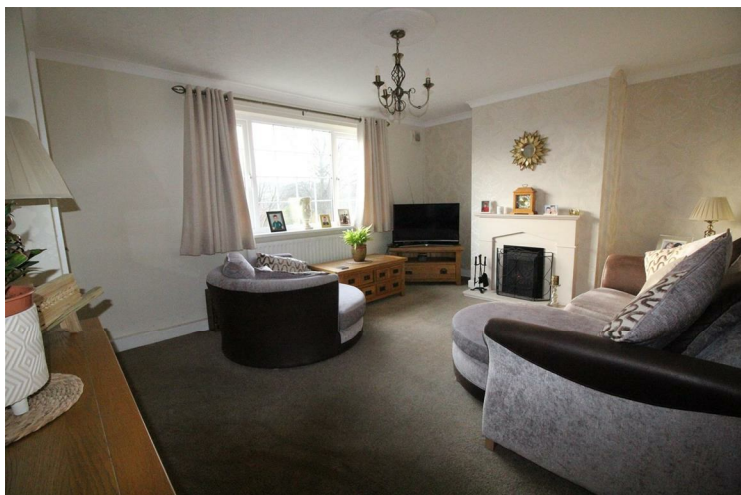




• ON STREET PARKING • CLOSE TO BIRSTALL CENTRE • EPC - tbc








## Additional Information

**Local Authority** -  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



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

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