

local
properties

buy • sell • let



**76 Huddersfield Road
Batley, WF17 9NQ**

**£155,000
Freehold**

***** TWO BEDROOM TOWN HOUSE - LOUNGE & BREAKFAST KITCHEN - ENCLOSED REAR GARDEN & OFF STREET PARKING - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: lounge, breakfast kitchen, landing, two bedrooms, bathroom. To the outside, there is a lawned garden to the front, enclosed rear garden and off street parking. Located close to Birstall centre, the property is ideally placed for access to all amenities including the nearby M62. An ideal first purchase or buy to let investment, an early viewing of this property is advised.



• TWO BEDROOM TOWN HOUSE • GCH & PVCu DG • LOUNGE & BREAKFAST KITCHEN • GARDENS FRONT & REAR

LOUNGE

17'8" x 11'5"

Fireplace surround with inset electric fire. Coving to ceiling and ceiling rose. Stairs to first floor. Understairs storage cupboard. Door and window to front. Two radiators.

BREAKFAST KITCHEN

11'5" x 8'2"

With base and wall units incorporating composite sink. Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Laminate flooring. Door and window to rear. Radiator.

LANDING

Access to loft.

BEDROOM ONE

11'5" x 9'2"

Window to front. Radiator.

BEDROOM TWO

11'5" x 7'10"

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with

shower attachment and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Extractor fan. Radiator.

EXTERIOR

Lawned garden to the front of the property. Enclosed garden to the rear which is mainly laid to lawn with two paved patio areas. Off street parking to the rear.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Huddersfield Road. Number 76 will be found on the right hand side, signified by our For Sale board. To access the property from the rear turn right into Church Road and take the next right onto The Crossings where the property will be found on the right.



• OFF STREET PARKING • GREAT FIRST PURCHASE • EPC - tbc • NO CHAIN







Additional Information

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

Floor Area - 710.42 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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