

local  
properties

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## 19 Brownhill Garth Batley, WF17 0QX

£130,000

Freehold

\*\*\*\* TWO BEDROOM TOWN HOUSE - LOUNGE & DINING KITCHEN - CLOSE TO LOCAL AMENITIES - NO CHAIN \*\*\*\* The property benefits from PVCu Double Glazing and Gas Central Heating. The accommodation briefly comprises: Entrance Lobby, Lounge, Dining Kitchen, two first floor Bedrooms, family Bathroom. Gardens to front and rear. The property is located within easy access of Birstall centre where shopping facilities, transport services and schools can be found. The motorway network at Junction 27 is nearby making this ideal for any one wishing to commute to neighbouring towns.



• TWO BEDROOM END TOWNHOUSE • PVCu DOUBLE GLAZING & GAS C H • LOUNGE WITH STAIRS TO FIRST FLOOR

## LOUNGE

12'5" x 11'4"

Window to front. Door to side. Stairs to first floor. Radiator.

## DINING KITCHEN

13'8" x 10'7"

Window to rear and side. Door to rear. Base and wall units.

Composite sink and drainer with mixer tap. Electric oven and hob and extractor hood. Automatic washing machine and fridge freezer. Radiator.

## LANDING

Window to side. Access to loft. Airing cupboard.

## BEDROOM ONE

11'4" x 8'3"

Window to front. Radiator. Storage cupboard.

## BEDROOM TWO

11'6" x 7'1"

Window to rear. Radiator.

## BATHROOM

Three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Radiator.

## EXTERIOR

Lawn to front. Sloping garden to rear.

## HOW TO GET THERE

From our office in Birstall go up Smithies Lane and turn right onto Nelson Street. At the traffic lights go straight ahead onto Leeds Road. Take the first right onto Upper Batley Lane and take the first right onto Brownhill Road. Brownhill Garth is the second turning on the left where number 19 will be found on the left hand side and can be identified by our For Sale sign.



- DINING KITCHEN WITH OVEN & HOB • TWO DOUBLE BEDROOMS • THREE PIECE BATHROOM SUITE



- ENERGY RATING - C
- FRONT LAWN & SLOPING REAR GARDEN
- SUIT SMALL FAMILY OR FIRST TIME BUYER
- NO CHAIN





## Additional Information

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

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

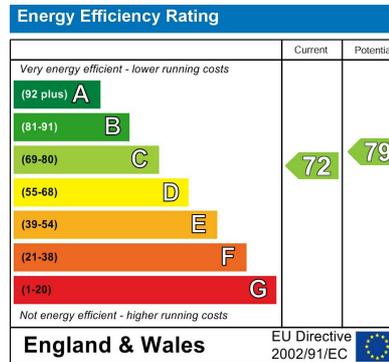


Ground Floor



First Floor

## 19 Brownhill Garth



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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