

local  
properties

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**19 Copley Street**  
**Batley, WF17 8JA**

**£155,000**

**Freehold**

\*\*\*\*\* WELL PRESENTED END TOWN HOUSE ON GENEROUS PLOT - THREE DOUBLE BEDROOMS - CUL-DE-SAC LOCATION - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, modern fitted kitchen, utility room, landing, three double bedrooms, bathroom. To the outside, there are gardens to three sides (the rear garden being larger than average) and on street parking to the front. Located close to Batley Park and all amenities, the property gives easy access to neighbouring towns and cities and the nearby motorways. An ideal family home that could be occupied with the minimum of expense, an early viewing is advised.



• END TOWN HOUSE ON GENEROUS PLOT • THREE DOUBLE BEDROOMS • GCH & PVCu  
DG

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

### LOUNGE

13'9" x 12'9"

Fireplace surround with inset living flame gas fire. Coving to ceiling. Laminate flooring. Understairs storage cupboard.

Window to front. Radiator.

### BREAKFAST KITCHEN

11'1" x 9'10"

With an excellent range of base and wall units incorporating composite sink unit with drainer and mixer tap. Ceramic induction hob with extractor over and eye level double electric oven and grill. Integrated fridge and dishwasher. Tiled splashbacks. Window and door to rear.

Radiator.

### UTILITY ROOM

9'6" x 5'6"

Plumbing for automatic washing machine. Windows to side and rear. Radiator.

### LANDING

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

### BEDROOM ONE

13'1" x 8'10"

Coving to ceiling. Window to rear. Radiator.

### BEDROOM TWO

11'1" x 10'9"

Coving to ceiling. Window to front. Radiator.

### BEDROOM THREE

9'6" x 8'2"

Window to rear. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Heated towel rail. Window to side.

### EXTERIOR

Enclosed garden to the front which is mainly laid to lawn with paved area. Small enclosed lawned garden to the side. Extensive enclosed garden to the rear rear which is lawned with paved patio area and outhouse.

### DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Copley Street



- SPACIOUS LOUNGE • MODERN FITTED KITCHEN & UTILITY ROOM • EXTENSIVE LAWNED GARDEN TO REAR

will be found on the right hand side immediately after the zebra crossing by Batley Park. Number 19 is the last house on the right hand side, signified by our For Sale board.



• ON STREET PARKING • CUL - DE - SAC LOCATION • EPC - tbc • NO CHAIN





## Additional Information

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

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



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