



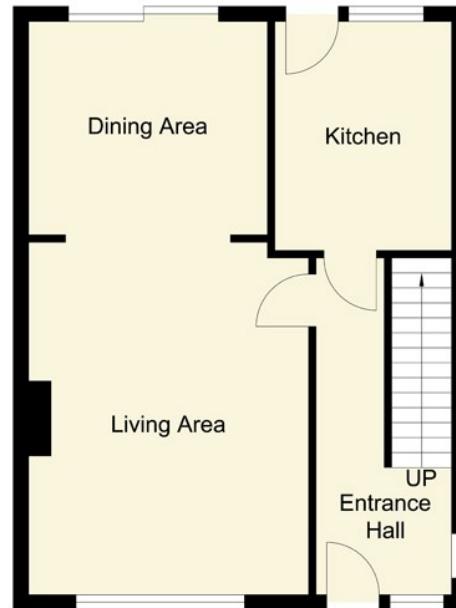
**24 WAYNE CLOSE  
BATLEY, WF17 0EU**

**£190,000  
FREEHOLD**

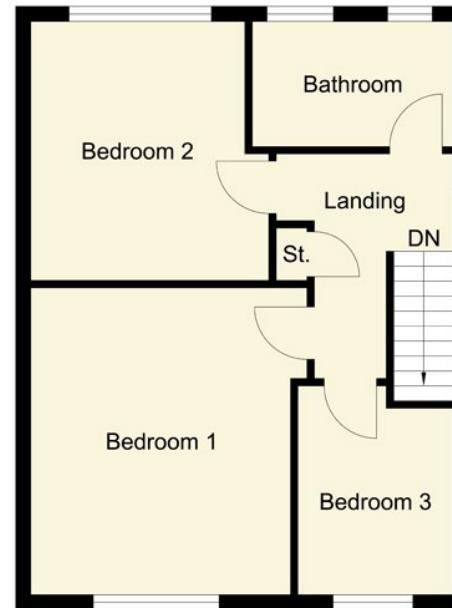
\*\*\*\* THREE BEDROOM SEMI DETACHED - POPULAR CUL-DE-SAC - GARDENS, DRIVE & GARAGE \*\*\*\*

This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge with archway to dining area, fitted kitchen with integrated appliances, landing, three bedrooms, bathroom with four piece suite. To the outside, there is a lawned garden to the front, low maintenance paved garden to the rear, driveway and single detached garage. Located off Batley Field Hill, the property is ideally placed for access to all amenities.

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Ground Floor



First Floor

## 24 Wayne Close



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

Birstall Sales  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

01924 474456  
info@localproperties.net  
<http://www.localproperties.net/>

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