

local  
properties

buy • sell • let



## 224 Commonside Batley, WF17 6EB

**£129,950**  
**Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM END COTTAGE - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - GARDENS & OFF STREET PARKING - CONVENIENT FOR TRAIN STATION & MOTORWAYS - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, fitted breakfast kitchen, landing, two bedrooms, bathroom. To the outside, there are gardens front and rear and driveway to the side providing off street parking. Conveniently located for access to neighbouring towns and cities, this property would make an first ideal purchase or buy to let investment and viewing is recommended.



• TWO BEDROOM END COTTAGE • GCH & PVCu DG • REDECORATED  
THROUGHOUT • NEW FLOOR COVERINGS LAID

## ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

## LOUNGE

15'1" x 10'9"

Fireplace surround with inset electric fire. Understairs storage cupboard housing central heating boiler. Window to front. Radiator.

## BREAKFAST KITCHEN

13'5" x 7'6"

With base and wall units incorporating stainless steel sink unit. New electric hob, new electric oven and extractor hood. New automatic washing machine. Tiled splashbacks. Door and window to rear and window to side. Radiator.

## LANDING

Access to first floor rooms.

## BEDROOM ONE

14'1" x 11'5"

Access to loft. Window to front. Radiator.

## BEDROOM TWO

10'5" x 6'6"

Exposed beam to ceiling. Window to side. Radiator.

## BATHROOM

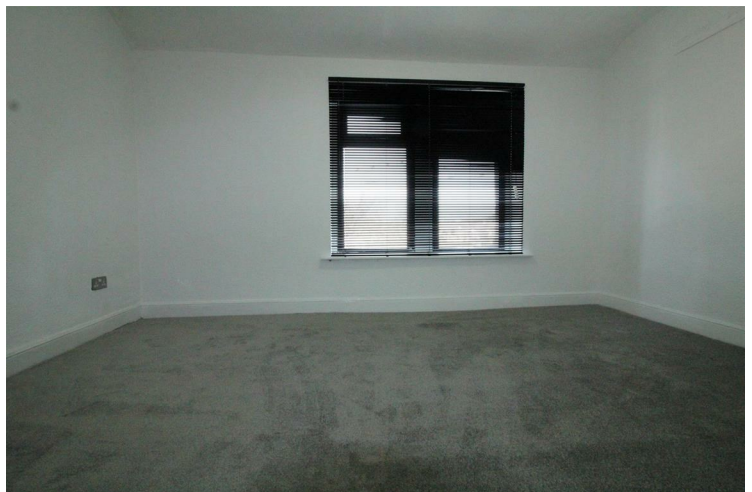
Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Heated towel rail.

## EXTERIOR

Low maintenance paved garden to the front of the property. Paved patio garden to the rear with shed. Further garden area beyond. Driveway to the side providing off street parking.

## DIRECTIONS

From Dewsbury centre proceed up Crackenedge Lane which runs into Commonsides. Continue for some distance and number 224 will be found on the right hand side, signified by our For Sale board.





- LOUNGE & BREAKFAST KITCHEN • LOW MAINTENANCE GARDENS FRONT & REAR • DRIVEWAY TO SIDE



- CONVENIENT FOR TRAIN STATION & MOTORWAYS • EPC - tbc • NO CHAIN



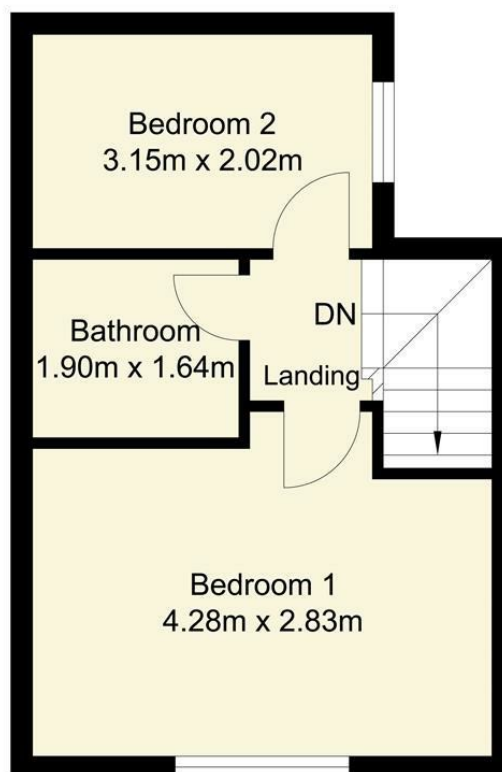
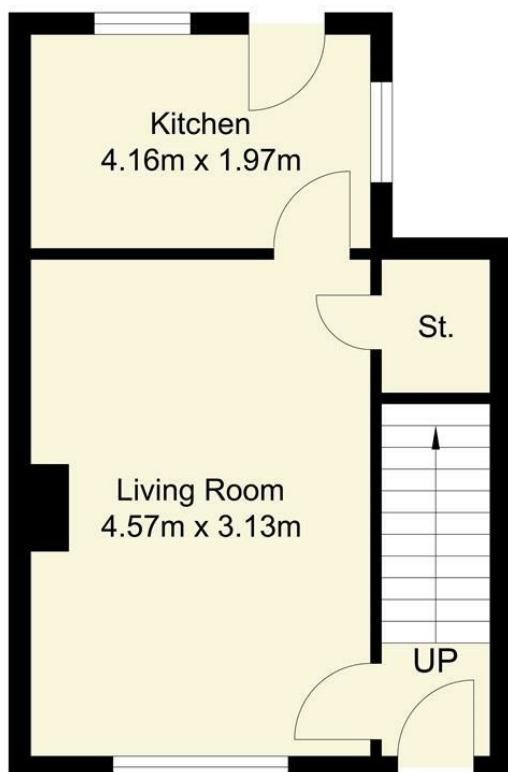




## Additional Information

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

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



## Commonside



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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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