



**29 Industrial Avenue  
Batley, WF17 9JP**

**£155,000  
Freehold**

\*\*\*\*\* REFURBISHED TERRACE HOUSE WITH ACCOMMODATION OVER THREE FLOORS - TWO DOUBLE BEDROOMS + STUDY - NEW KITCHEN & BATHROOM FITTED 2025 - REDECOCRATED THROUGHOUT & NEW FLOOR COVERINGS LAID - GARDEN & OFF STREET PARKING - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, study, landing, two double bedrooms, bathroom. To the outside, there is an enclosed low maintenance garden and off street parking. Located close to all amenities, the property also gives easy access to neighbouring towns and cities and the nearby motorway network. Offering ready to move into accommodation, this property would make an ideal first purchase and viewing is recommended.



- EXTENDED TERRACE PROPERTY REFURBISHED 2025 • TWO DOUBLE BEDROOMS • LIVING ACCOMMODATION SET OVER THREE FLOORS

## ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

## LOUNGE

15'8" x 12'1"

Windows to front and rear. Radiator.

## DINING KITCHEN

12'1" x 10'2"

With base and wall units (fitted 2025) incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood. Plumbing for automatic washing machine. Laminate flooring. Two windows and composite door to rear. Radiator.

## STUDY/BEDROOM THREE

14'5" x 6'10"

Inset spotlights. Window to front. Radiator.

## LANDING

With two storage cupboards.

## BEDROOM ONE

16'4" x 8'2"

Window to front. Radiator.

## BEDROOM TWO

12'1" x 9'10"

Window to rear. Radiator.

## BATHROOM

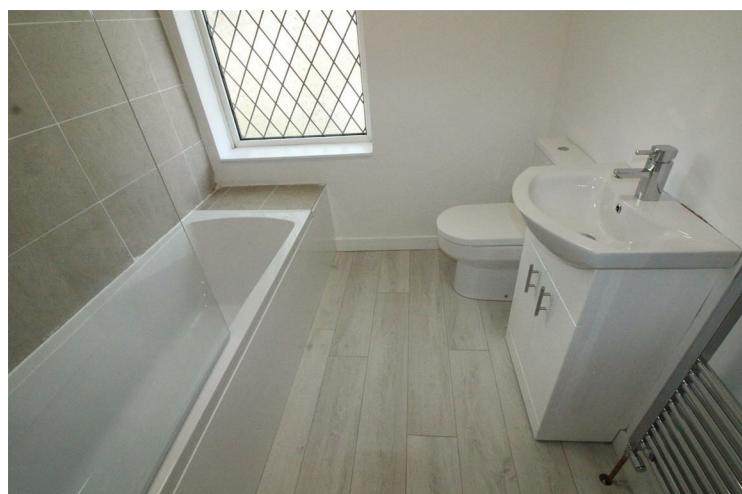
Fully tiled with three piece suite comprising: bath with shower over, shower attachment and screen, vanity wash hand basin, low flush wc. Heated towel rail. Window to front.

## EXTERIOR

Enclosed low maintenance gravelled garden to the front of the property. Off street parking to the rear.

## DIRECTIONS

From Birstall centre proceed along Low Lane and after passing St Patrick's Church on the right, take the second right into Leyland Road. Industrial Avenue is the next turning on the left where number 29 will be found on the right hand side, signified by our For Sale board.



- NEW FITTED KITCHEN • NEW BATHROOM SUITE • REDECORATED & NEW FLOOR COVERINGS LAID



- STUDY/OCCASIONAL BEDROOM TO LOWER GROUND FLOOR • ENCLOSURE GARDEN & OFF STREET PARKING • EPC - D • NO CHAIN





## Additional Information

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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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