



**7a Victoria Street
Batley, WF17 9ET**

**£75,000
Freehold**

**** ONE BEDROOM STONE BUILT REAR BACK TO BACK - ENCLOSED GARDEN - VILLAGE LOCATION - NO CHAIN **** This property has PVCu double glazing and comprises: lounge with kitchen area, landing, bedroom, bathroom. To the outside there is an enclosed low maintenance garden to the front. and on street parking. The property is situated close to Birstall village and all amenities and is offers easy access to the M62. Ideally suiting a first time buyer or investor, viewing is recommended.



- REAR STONE BUILT BACK TO BACK • ONE BEDROOM • PVCu DOUBLE GLAZING • LOUNGE WITH KITCHEN AREA

LOUNGE & KITCHEN AREA

12'9" x 12'9"

With base and wall units incorporating stainless steel sink unit. Plumbed for automatic washing machine. Stairs to first floor. Laminate flooring. Door and window to front.

LANDING

Access to bedroom and bathroom.

BEDROOM

12'6" x 8'7"

Window to front. Electric heater.

BATHROOM

Part tiled with three piece bathroom suite comprising: bath, pedestal wash hand basin, low flush wc. Window to front.

EXTERIOR

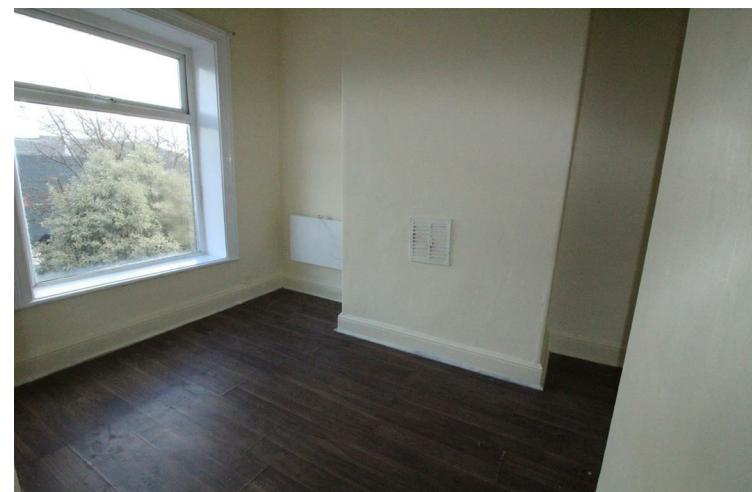
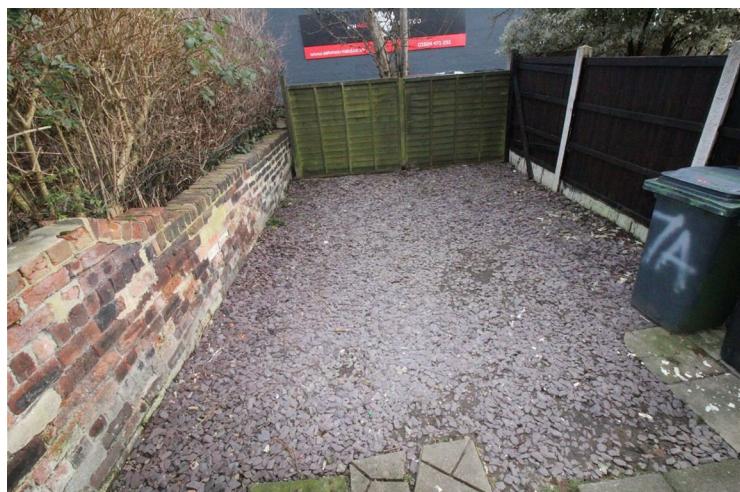
Enclosed garden to the front of the property. On street parking.

HOW TO GET THERE

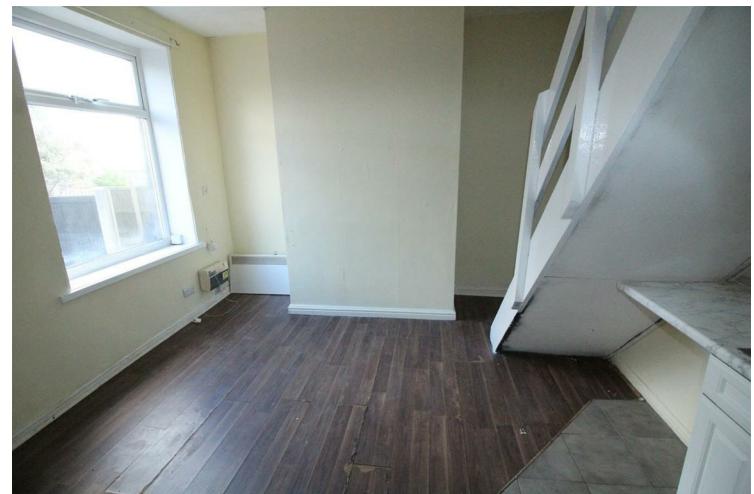
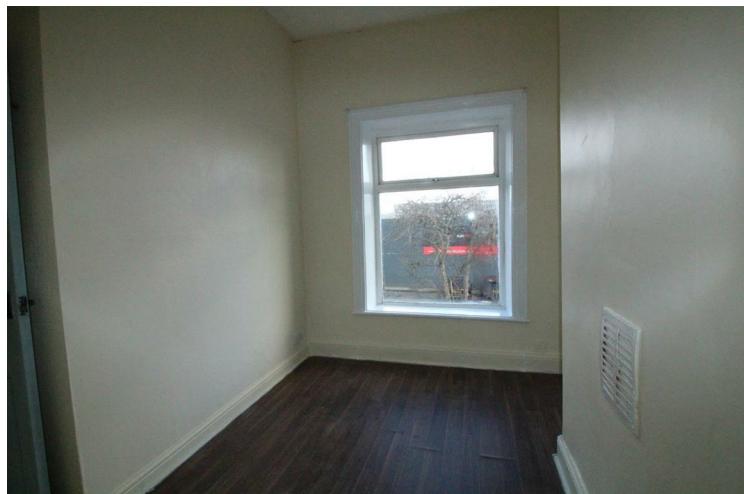
From our office in Birstall centre proceed along Low Lane and turn left into High Street. Victoria Street is the first turning on the right. Number 7a is a rear property and can

be accessed on foot via the pathway to the side of number

3. It is signified by our For Sale board.



- MODERN BATHROOM •
- ENCLOSED GARDEN TO FRONT & ON STREET PARKING •
- CLOSE TO ALL AMENITIES •
- SUIT FTB/ INVESTOR •
- EPC - E •
- 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		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(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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