



**11 Chapel Lane  
Batley, WF17 9EJ**

**£119,950  
Freehold**

\*\*\*\*\* ONE BEDROOM TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - NO CHAIN \*\*\*\*\*

This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, landing, double bedroom, shower room. To the outside there is on street permit parking to the front. Located close to Birstall centre, it is ideally placed for access to all amenities and is within easy reach of junction 27 of the M62. Suiting a single person or couple, this property would make an ideal first time purchase or buy to let investment and viewing is recommended.



- ONE BEDROOM TERRACE HOUSE
- LIVING ACCOMMODATION SET OVER THREE FLOORS
- GCH & PVCu DG

## LOUNGE

13'9" x 13'5"

Stairs to first floor. Window and door to front. Two radiators.

Chapel Lane runs at the side of our office in Birstall and number 11 is signified by our For Sale board.

## DINING KITCHEN

With base and wall units incorporating composite sink.

Electric hob with extractor over and electric oven.

Plumbing for automatic washing machine. Two walk in storage rooms. Window and door to front. Radiator.

## LANDING

Access to loft.

## BEDROOM

With wardrobes to recesses. Window to front. Radiator.

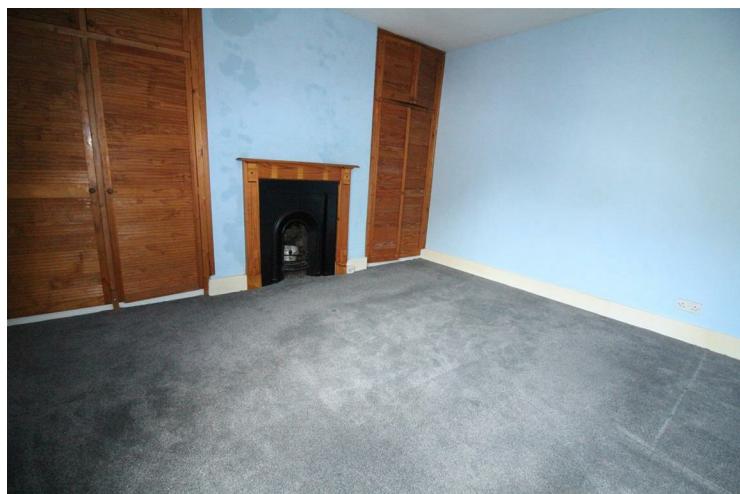
## SHOWER ROOM

Part tiled with three piece suite comprising: walk in shower, pedestal wash hand basin, low flush wc. Window to front. Radiator.

## EXTERIOR

Washing hanging rights in the patio to the rear. On street permit parking to the front.

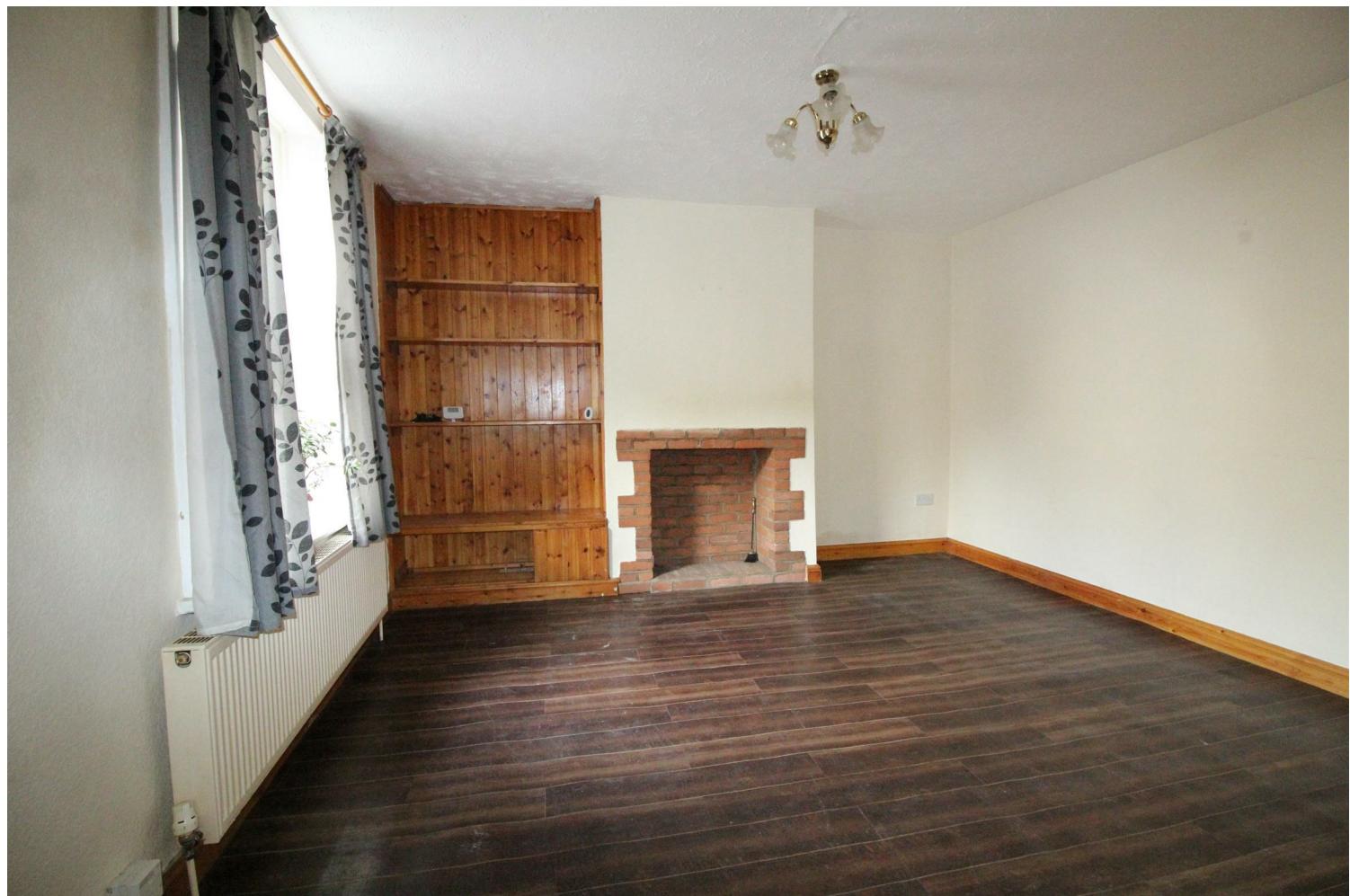
## DIRECTIONS



• SPACIOUS LOUNGE & DINING KITCHEN • FITTED WARDROBES TO BEDROOM • MODERN SHOWER ROOM



- ON STREET PERMIT PARKING
- CLOSE TO VILLAGE CENTRE
- ENERGY RATING - D
- NO CHAIN





## Additional Information

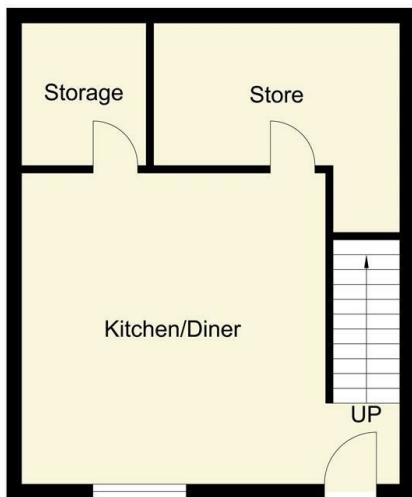
**Local Authority** -

**Council Tax** - Band A

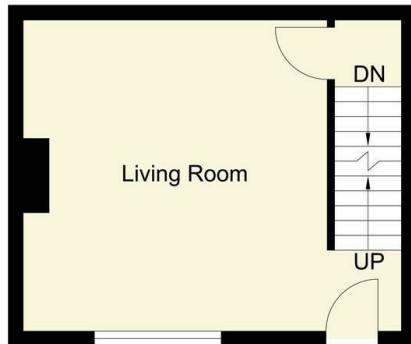
**Viewings** - By Appointment Only

**Floor Area** - sq ft

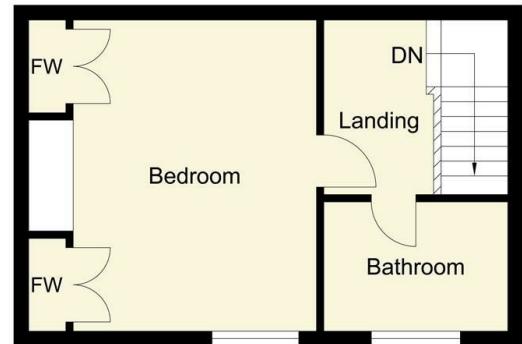
**Tenure** - Freehold



Basement



Ground Floor



First Floor

## Chapel Lane



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

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