



**64 Cambridge Road
Batley, WF17 9JF**

**£175,000
Freehold**

**** THREE BEDROOM END TOWNHOUSE - GENEROUS PLOT WITH OFF STREET PARKING FOR TWO VEHICLES - GROUND FLOOR BATHROOM & ADDITIONAL 1st FLOOR WC - READY TO MOVE INTO - NO CHAIN **** This spacious property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge with multifuel stove, fitted breakfast kitchen, side vestibule, ground floor bathroom, landing, three bedrooms, separate wc. To the outside there are larger than average enclosed gardens with summer house and outhouses and off street parking to the front. A ready to move into family home close to local schools and amenities, an early viewing is recommended.



• THREE BED END TOWNHOUSE • GCH & PVCu DG • SPACIOUS LOUNGE WITH MULTIFUEL STOVE

ENTRANCE HALLWAY

Stairs to first floor. Composite door and window to front.

LOUNGE

Fireplace surround with multi fuel cast iron stove. Laminate flooring. Window to front and french doors to rear garden. Radiator.

DINING KITCHEN

With an excellent range of base and wall units incorporating stainless steel sink and drainer. gas cooker with extractor over. Plumbing for automatic washing machine and dishwasher. Breakfast bar. part tiled walls and ceramic tiled floor. Inset spotlights. Two windows to rear. Radiator.

SIDE VESTIBULE

Ceramic tiled floor. Composite door to side.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Windows to front and side.

Radiator.

LANDING

Airing cupboard. Window to front.



BEDROOM ONE

Window to rear. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to front. Radiator.

SEPARATE WC

Part tiled with low flush wc and wash hand basin. Window to side.

EXTERIOR

Lawned garden to the front of the property. Enclosed garden to the rear with decked patio. Further lawned garden beyond with summerhouse. Two outhouses. Off street parking for two vehicles to the front.

HOW TO GET THERE

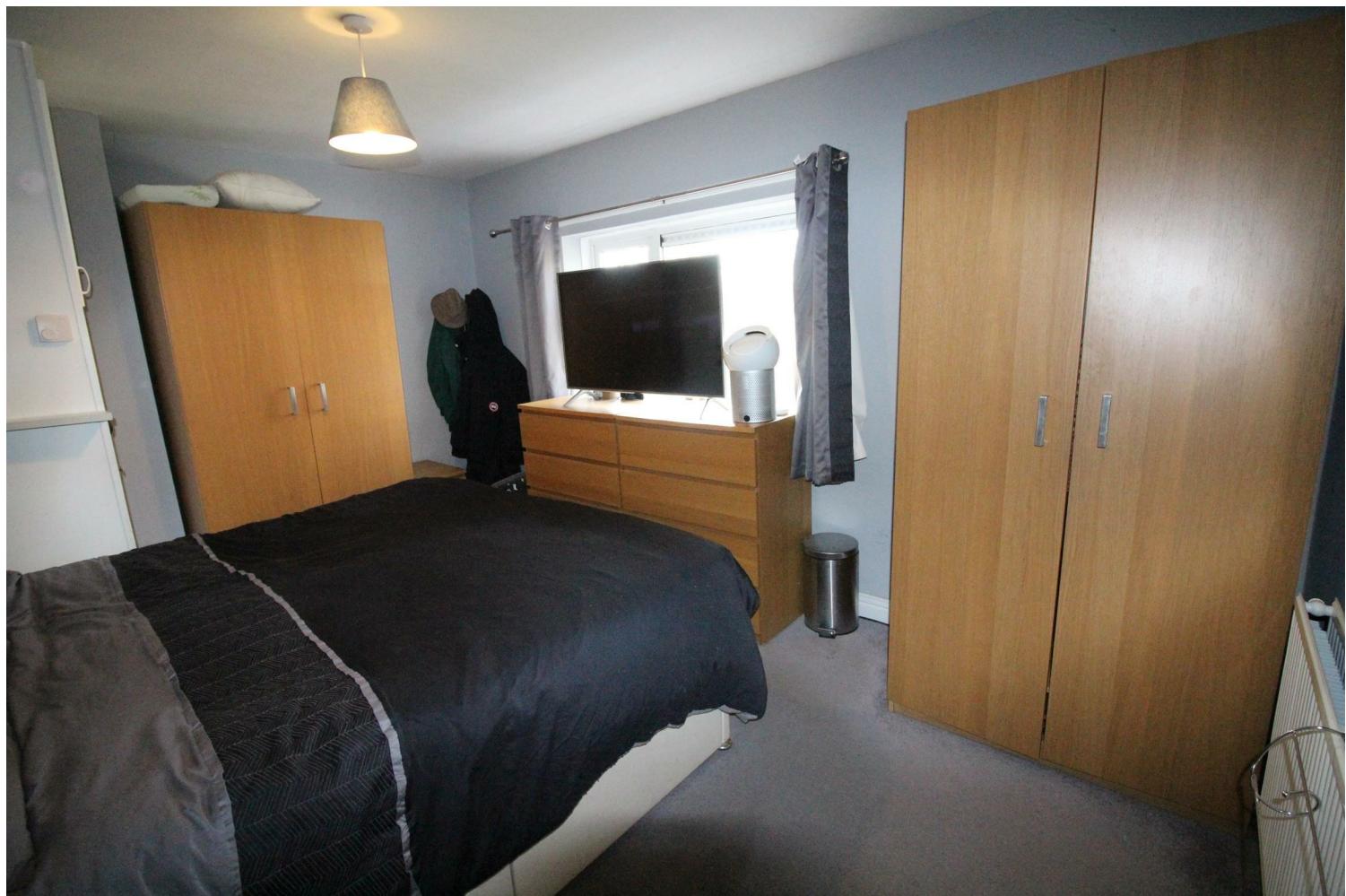
From Birstall centre proceed along Low Lane. After passing St Patrick's Church on the right, take the second right onto Leyland Road. Turn right onto Cambridge Road and number 64 will be found on the left hand side, signified by our For Sale board.

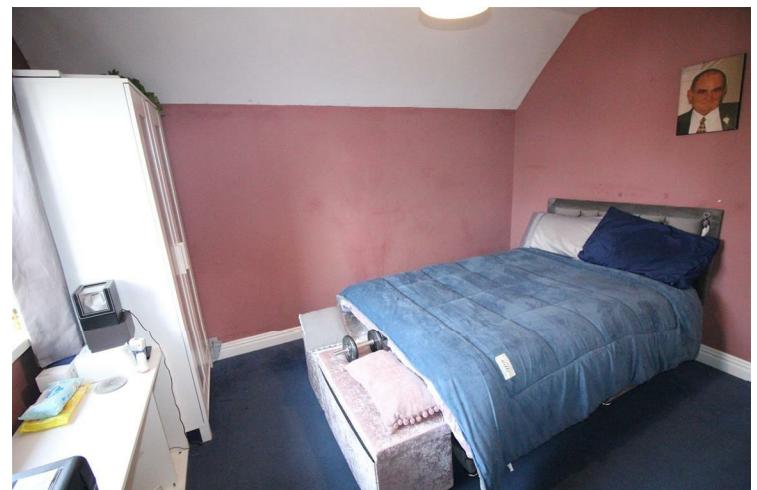


- FITTED BREAKFAST KITCHEN • GROUND FLOOR BATHROOM & ADDITIONAL 1st FLOOR
- WC • ENERGY RATING - TBC



- LAWNED GARDEN TO FRONT & REAR • OFF STREET PARKING FOR TWO VEHICLES TO THE FRONT • CLOSE TO LOCAL AMENITIES • IDEAL FAMILY HOME





Additional Information

Local Authority - Kirklees

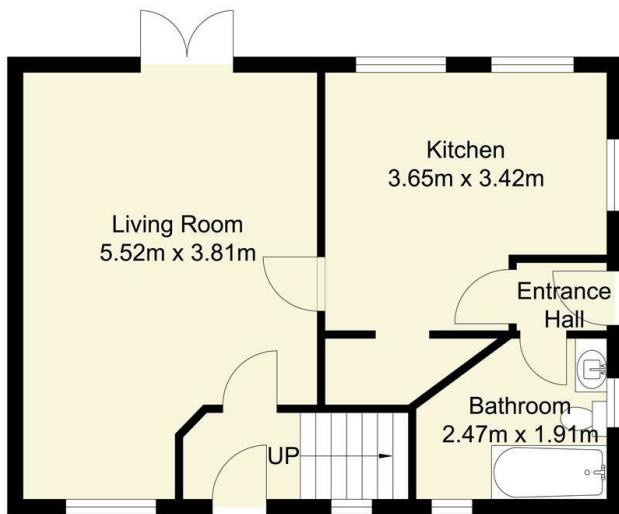
Council Tax - Band A

Viewings - By Appointment Only

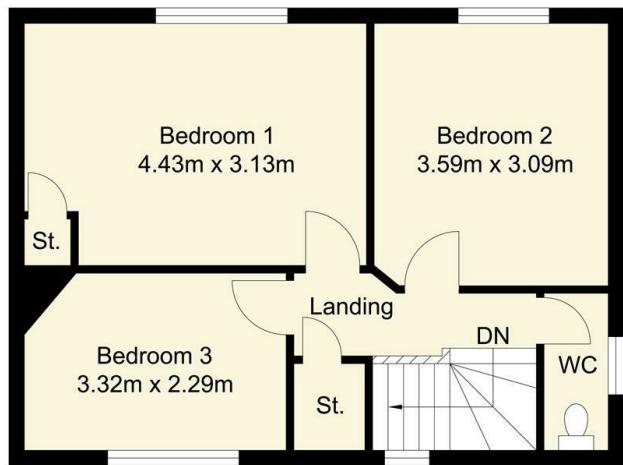
Floor Area - sq ft

Tenure - Freehold





Ground Floor



First Floor

Cambridge Road



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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