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APARTMENT 5, JESSOPS MILL, 10 STATION ROAD, BATLEY, WEST  
YORKSHIRE, WF17 5SU

**£425 PCM**





\*\*\*\*\* AVAILABLE NOW - FIRST FLOOR STUDIO APARTMENT - SPACIOUS ACCOMMODATION WITH SEPARATE KITCHEN & INTEGRATED APPLIANCES - WITHIN WALKING DISTANCE OF BATLEY TRAIN STATION \*\*\*\*\* This well presented studio has gas central heating, double glazing, intercom entry system, neutral decor throughout and window blinds. The accommodation comprises: communal entrance hallway, vestibule, 33' living room, separate kitchen with integrated oven, hob, fridge freezer and automatic washing machine, shower room. Close to the Train Station, this property would be an ideal base for a single person wishing to commute and viewing is recommended. Deposit - £490

COMMUNAL ENTRANCE With stairs to all floors.

ENTRANCE VESTIBULE Intercom entry phone. Radiator.

LOUNGE AREA TV and telephone points. Storage cupboard housing central heating boiler. Four windows to front elevation. Two radiators.

KITCHEN AREA With base and wall units incorporating stainless steel sink unit and mixer tap. Gas hob, electric



oven and extractor hood. Integrated automatic washing machine and fridge freezer. Tiled splashbacks and ceramic tiled floor. Inset spotlights.

**SHOWER ROOM** Part tiled with three piece suite comprising: walk in shower cubicle, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail.

**EXTERIOR** On street parking. Secure bicycle storage in basement.

**DIRECTIONS** From our Birstall office proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance into Batley passing the Tesco superstore on your right. At the crossroads turn left onto Station Road where Jessops Mill is the first building on the right.

**NOTES** Children - yes

Pets - No

Smokers - outside only

The property is available to view now

## Energy Efficiency Rating

