



local
properties
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FLAT 6 CASA, 2 NELSON STREET, BIRSTALL, BATLEY, WF17 9ER
£695 PCM





***** TWO BEDROOM PENTHOUSE APARTMENT - REFURBISHED TO A VERY HIGH STANDARD - OPEN PLAN LIVING & KITCHEN AREA WITH INTEGRATED APPLIANCES - SHOWER ROOM - ALLOCATED PARKING SPACE - WATER RATES & WIFI INCLUDED - AVAILABLE NOW ***** This property has electric heating, PVCu double glazing and comprises: entrance hall, lounge with kitchen area, two bedrooms, shower room. To the outside, there is off street parking to the rear with security lighting and electric car charging port. Located in Birstall Town Centre close to all amenities, the property offers excellent transport links to Leeds City Centre & is within 1 mile of the M62. Viewing essential. Deposit - £800

ENTRANCE HALL Stairs to living accommodation. Laminate flooring. Window to front. Radiator.

HALLWAY Laminate flooring. Inset spotlights. Intercom entry telephone.

LOUNGE & KITCHEN AREA 20' 7" x 17' 6" (6.27m x 5.33m) Laminate flooring. Inset spotlight and wall lights. Base and wall units incorporating asterite sink and mixer tap. Halogen hob, electric oven and extractor hood. Integrated washing machine and fridge. Breakfast bar.



Window and velux window to rear. Two radiators.

BEDROOM ONE 20' 4" x 8' 4" (6.2m x 2.54m) Laminate flooring. Inset spotlights and wall lights. Velux window to rear. Two radiators.

BEDROOM TWO 10' 8" x 8' 9" (3.25m x 2.67m) Laminate flooring. Inset spotlights. Window to rear. Radiator.

SHOWER ROOM Fully tiled with three piece suite comprising: walk in shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail.



EXTERIOR Parking to rear. Security light and electric car charging point to parking area.

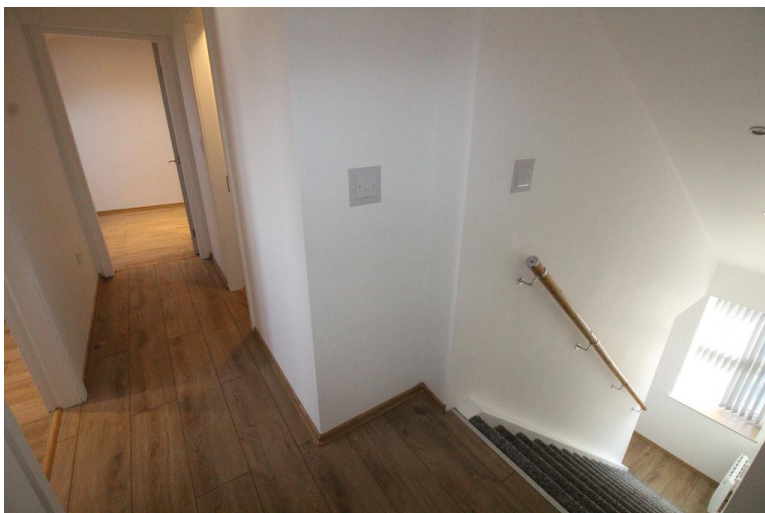
NOTE Children - no

Pets - no

Smokers - outside only

The property is available now

DIRECTIONS From Birstall Town Centre proceed up Smithies Lane and turn right onto Nelson Street where the property will be found on the left hand side signified by our To Let board.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		