



local
properties

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310 LEEDS ROAD, BIRSTALL, BATLEY, WEST YORKSHIRE, WF17 0HS

ASKING PRICE OF £135,000





**** DOUBLE FRONTED TWO BEDROOM STONE TERRACE - LOUNGE & BREAKFAST KITCHEN - ENCLOSED REAR GARDEN - NO CHAIN **** This property has gas central heating & PVCu double glazing and comprises: entrance vestibule, lounge, breakfast kitchen, utility room, cellar, landing, two first floor bedrooms, bathroom. To the outside, there are enclosed gardens to the front and rear and on street parking to the front. It is conveniently located within approximately a quarter of a mile of junction 27 of the M62 and is handily placed for easy access to Leeds, Bradford, Wakefield and Huddersfield. In our opinion, this property would make an ideal first purchase or buy to let investment.



ENTRANCE VESTIBULE PVCu double glazed front entrance door. Stairs to first floor. Exposed wood flooring.

LOUNGE 15'5 x 13'0 Exposed wood flooring. Fireplace surround with cast iron inset and gas fire point. Picture rail. Window to front and french doors to rear. Radiator.

DINING KITCHEN 15'4 x 7'4 Base and wall units incorporating inset stainless steel sink unit. Electric hob, electric oven and extractor hood. Tiled splashbacks and ceramic tiled floor. Access to cellar. Window to front.



Radiator.

UTILITY ROOM 8'5 x 4'1 Ceramic tiled floor. Plumbing for automatic washing machine. Door to rear.

CELLAR Providing extra storage space. Radiator.

LANDING PVCu double glazed window to rear.

BEDROOM ONE 15'1 x 12'9 Exposed wood flooring. Access to loft. Windows front and rear. Radiator.

BEDROOM TWO 9'0 x 8'0 Fitted storage cupboard and wardrobe. Laminate flooring. Window to front. Radiator.



BATHROOM Part tiled and part wood panelled walls. With three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Window to rear.

EXTERIOR Enclosed front garden. Spacious garden to rear which we understand from the vendors is 56' x 23' approx. Paved patio, lawn and borders with a selection of plants and shrubs. There is right of access to the rear of the property via the driveway to the side of 316 Leeds Road.



HOW TO GET THERE From Birstall Town Centre Proceed up Smithies Lane and turn right at the junction onto Nelson Street. At the traffic lights go straight ahead onto Leeds Road and continue for some distance. Number 310 will be found on the left and can be identified by our For Sale sign.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	59 D
39-54	E		
21-38	F		
1-20	G		