



local
properties

buy • sell • let

18 WEST PARK ROAD, HEALEY, BATLEY, WEST YORKSHIRE, WF17 7HF
ASKING PRICE OF £82,500





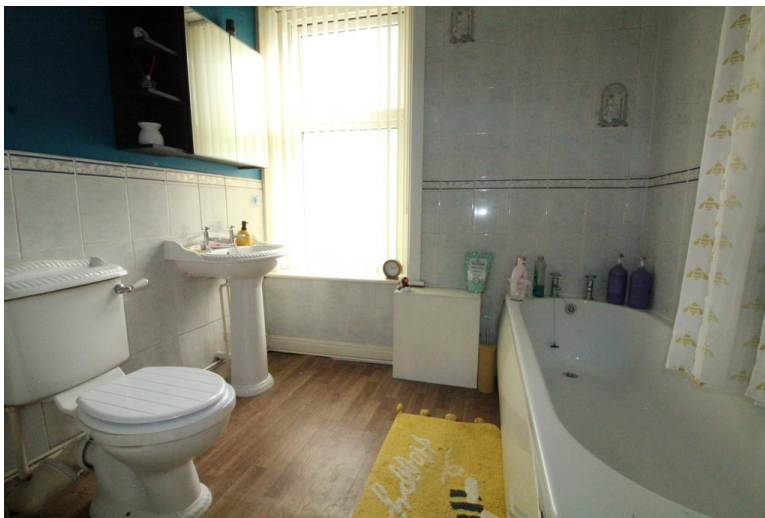
***** ONE BEDROOM BACK TO BACK - LOUNGE & SEPARATE KITCHEN - GCH & PVCu DG - IDEAL FIRST PURCHASE/BUY TO LET - NO CHAIN *****

This well presented property comprises: entrance vestibule, lounge, separate fitted kitchen, cellar, landing, double bedroom with fitted wardrobes, bathroom. To the outside, there is an enclosed garden to the front of the property with on street parking. It is conveniently located close to all amenities including Dewsbury & District Hospital and is within easy reach of neighbouring towns. This property would make a great first time purchase or buy to let investment and viewing is recommended.

ENTRANCE VESTIBULE Front entrance door. Stairs to first floor. Gas central heating radiator.

LOUNGE 13' 0" x 10' 1" (3.96m x 3.07m) PVCu double glazed window to front. Fireplace surround and inset Living Flame gas fire. Gas central heating radiator.

KITCHEN 18' 0" x 5' 4" (5.49m x 1.63m) PVCu double glazed window to side. Base and wall units incorporating asterite sink unit with mixer tap. Tiled splashbacks. Gas cooker point. Plumbed for automatic washing machine. Ceramic tiled floor. Access to cellar.



CELLAR Providing extra storage space.

LANDING PVCu double glazed window to side. Fitted robe. Access to loft.

BEDROOM 13' 9" x 9' 11" (4.19m x 3.02m) PVCu double glazed window to front. Fitted wardrobes and dressing table. Gas central heating radiator.

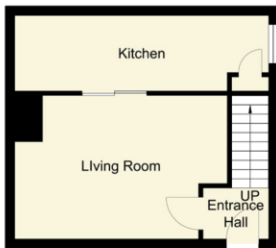
BATHROOM PVCu double glazed window to front. Part tiled with three piece bathroom suite comprising: bath with shower over, low flush wc, pedestal wash hand basin. Heated towel rail. Storage cupboard.



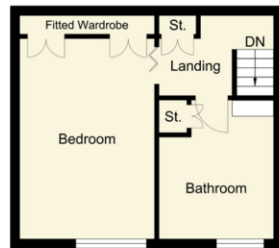
EXTERIOR Small enclosed garden to front. On street parking to front.

HOW TO GET THERE From our office in Birstall go down Smithies Lane and at the traffic lights go straight ahead onto Smithies Moor Lane. At the junction turn left onto White Lee Road and at the traffic lights turn left onto West Park Road. Continue for some distance and the property is on the left hand side and can be identified by our For Sale sign





Ground Floor



First Floor

18 West Park Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		