



local  
properties  
buy • sell • let

31-33 MILL LANE, HANGING HEATON, BATLEY, WF17 6DZ

**£495 PCM**





\*\*\*\*\* UNUSUAL ONE BEDROOM STONE TERRACE  
 - LOUNGE & DINING KITCHEN - GCH & PVCU DG -  
 NEUTRAL DECOR THROUGHOUT - CLOSE TO  
 BATLEY TRAIN STATION - A AVAILABLE NOW

\*\*\*\*\* The accommodation comprises: lounge, bedroom,  
 en suite bathroom, dining kitchen to the lower ground  
 floor. There is on street parking outside. Located close to  
 all amenities including Batley Train Station and with  
 excellent transport links to neighbouring towns and cities  
 and the motorways, it would make an ideal base for those  
 wishing to commute. Deposit - £570

LOUNGE 17' 0" x 10' 6" (5.18m x 3.2m) Stairs to lower  
 ground floor Dining Kitchen. Inset spotlights. Window to  
 front and velux window to rear. Radiator.

BEDROOM 12' 5" x 9' 0" (3.78m x 2.74m) Two windows  
 to front and window to side. Radiator. Door to:

EN SUITE BATHROOM Part tiled with three piece suite  
 comprising: bath with shower over and screen, pedestal  
 wash hand basin, low flush wc. Ceramic tiled floor.  
 Heated towel rail. Window to rear.

DINING KITCHEN 18' 5" x 10' 1" (5.61m x 3.07m) With  
 base and wall units incorporating stainless steel sink unit.



ceramic hob, electric oven and extractor. Tiled splashbacks. Plumbing for automatic washing machine. Inset spotlights. Window to front. Radiator.

EXTERIOR On street parking.

NOTE Children - no

Pets - to be discussed (no dogs or cats)

Smokers - outside only

The property is available now

DIRECTIONS From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance at turn left at the traffic lights by Batley Mill Village into Rouse Mill Lane. Turn left at the T junction and right at the roundabout onto Mill Lane. Number 31 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		77   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		