



local
properties
buy • sell • let

9 OAKVIEW TERRACE, BIRSTALL, BATLEY, WEST YORKSHIRE, WF17 0BZ
OFFERS OVER £150,000





***** BEAUTIFULLY PRESENTED EXTENDED END TOWN HOUSE - TWO DOUBLE BEDROOMS - LOUNGE & DINING KITCHEN - FOUR PIECE BATHROOM SUITE FITTED 2020 - GARDENS & OFF STREET PARKING - VIEWING ESSENTIAL *****

This well presented property has gas central heating PVCu double glazing and comprises: lounge, dining kitchen, lobby, landing, two double bedrooms, bathroom. To the outside, there is a patio garden and off street parking to the front and enclosed decked patio to the rear. Located close to Birstall and all amenities, the property is ideally placed for access to neighbouring towns and cities and the nearby M62. Viewing is recommended.

LOUNGE 14' 9" x 14' 0" (4.5m x 4.27m) Fireplace surround with marble back and hearth and inset living flame gas fire. Coving to ceiling. Inset spotlights. LVT flooring. French door and window to rear. Radiator.

LOBBY Stairs to first floor. LVT flooring.

DINING KITCHEN 14' 7" x 12' 2" (4.44m x 3.71m) With base and wall units incorporating inset stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Inset spotlights. LVT flooring. Walk in understairs storage.



Windows to front and side with door to front. Radiator.

LANDING Window to side.

BEDROOM ONE 14' 7" x 12' 2" (4.44m x 3.71m) Inset spotlights. Two windows to front. Radiator.

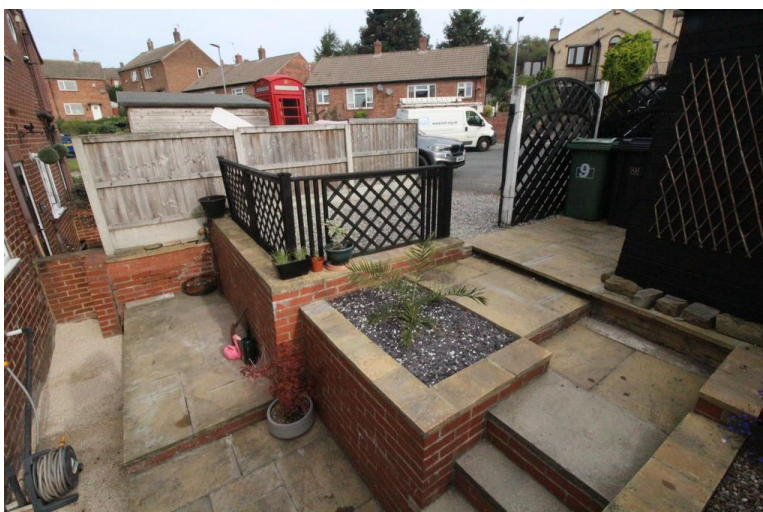
BEDROOM TWO 16' 0" x 8' 0" (4.88m x 2.44m) Access to part boarded loft via pull down ladder. Window to rear. Radiator.

BATHROOM Part tiled with four piece suite (fitted 2020) comprising: bath with shower attachment, walk in shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Storage cupboard to recess. Heated towel rail. Inset spotlights. Window to rear.



EXTERIOR Paved patio area to the front of the property with gravelled driveway providing off street parking. Garden shed. Enclosed decked patio to the rear which is south facing.

HOW TO GET THERE From our office in Birstall proceed down Smithies Lane and turn left at the traffic lights onto Huddersfield Road. Take the second right onto Brookroyd Lane and take the third left onto Lea View. The property is on the right hand side signified by our For Sale sign.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		