

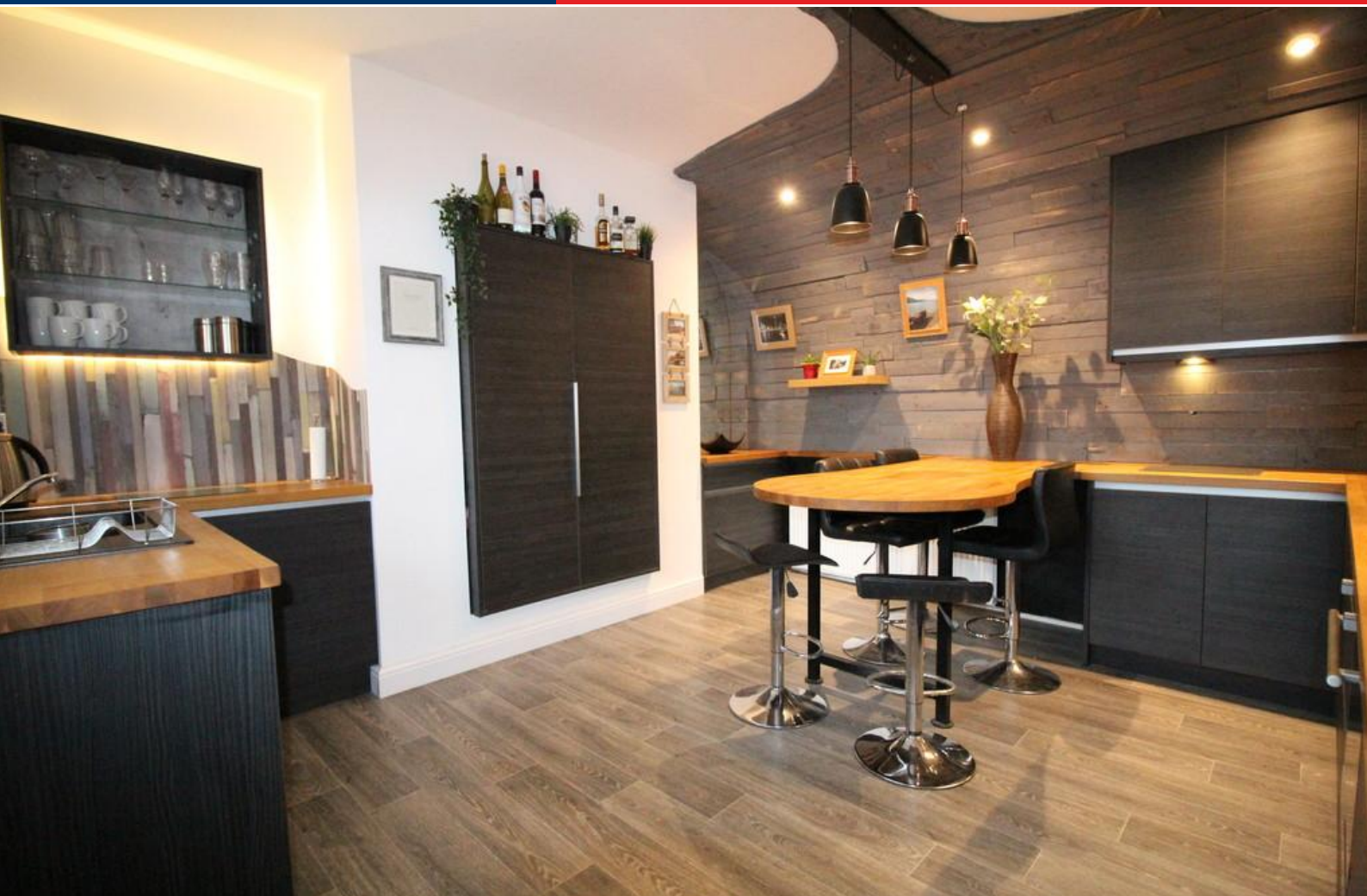


local
properties

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9 YARD FOUR, BROOKROYD LANE, BIRSTALL, BATLEY, WF17 0DE

£795 PCM





***** WELL PRESENTED TERRACE HOUSE - TWO DOUBLE BEDROOMS - ACCOMMODATION OVER 4 FLOORS - AVAILABLE EARLY DECEMBER 2022

***** This property has gas central heating and PVCu double glazing and comprises: dining kitchen, lounge, landing, double bedroom, shower room, loft bedroom. To the outside, there is a gravelled patio and decked veranda to the front of the property, carport and off street parking. Located in a courtyard, the property is within easy access of local amenities and half a mile from junction 27 of the M62. This spacious property would suit a couple or small family and viewing is recommended. Deposit - £915

DINING KITCHEN 13' 6" x 13' 0" (4.11m x 3.96m) With bespoke base and wall units incorporating inset asterite sink with mixer tap. Fitted breakfast bar. Halogen hob, electric oven and extractor hood. Plumbing for automatic washing machine. Stairs to first floor. Door and window to front. Radiator.

LOUNGE 14' 8" x 13' 9" (4.47m x 4.19m) Coving to ceiling and ceiling rose. Fitted shelving and storage. Fireplace surround. Window to front. Radiator.

ENTRANCE VESTIBULE Stairs to second floor. Radiator. Door leading to decked balcony.



LANDING Door to stairs to left bedroom. Airing cupboard. Window to side.

BEDROOM ONE 11' 10" x 10' 4" (3.61m x 3.15m)
Laminate flooring. Window to front. Radiator.

SHOWER ROOM With three piece suite comprising:
walk in shower, vanity wash hand basin, low flush wc
with hideaway cistern. Heated towel rail. Window to
front.

LOFT BEDROOM TWO 15' 5" x 8' 2" (4.7m x 2.49m)
Hanging rails to undereaves area. Fitted storage cupboard.
Velux window to front. Radiator.

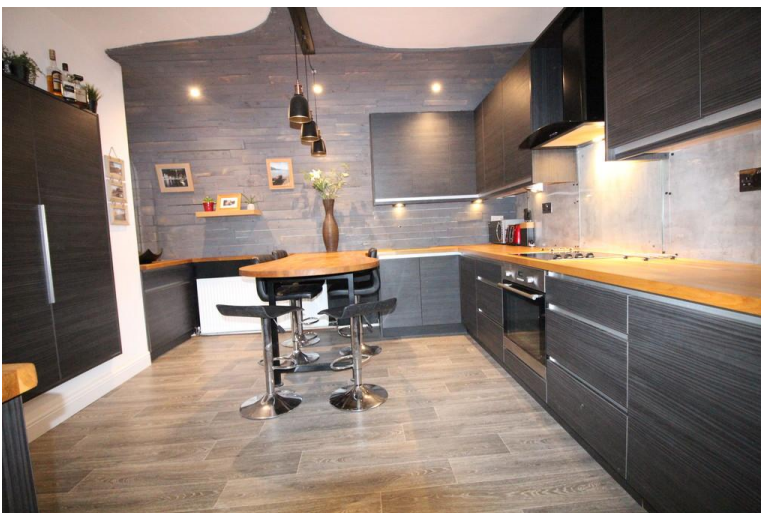


EXTERIOR Gravelled patio to front. Decked balcony to
first floor. Spacious carport and off street parking.

DIRECTIONS From Birstall Town Centre proceed down
Smithies Lane and turn left at the traffic lights onto
Bradford Road. Turn left onto Brookroyd Lane and
continue passing the church on the left. Yard Four is a
turning on the left had side into a courtyard where number
9 will be found on the left hand side. Our To Let board is
situated on the corner of Yard Four & Brookroyd Lane.

NOTE Children - yes
Pets - to be discussed
Smokers - outside only

The property is available early December 2022





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		