



local
properties

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APARTMENT 11, JESSOPS MILL, 10 STATION ROAD, BATLEY, WEST
YORKSHIRE, WF17 5SU

£450 PCM





**** WELL PRESENTED MODERN ONE BEDROOM SECOND FLOOR APARTMENT - INTEGRATED KITCHEN APPLIANCES - WALKING DISTANCE OF BATLEY TRAIN STATION - AVAILABLE LATE JULY 2022****

This well presented one bedroom apartment has gas central heating, double glazing, intercom entry system, neutral décor throughout and window blinds. The accommodation briefly comprises: entrance hallway, lounge with kitchen area having integrated oven, hob, automatic washing machine and fridge freezer, double bedroom with ensuite bathroom. Located within walking distance of Batley train station, this property would make an ideal base for anyone wishing to commute. Offering spacious living accommodation, viewing of this property is recommended. Deposit - £515

COMMUNAL ENTRANCE HALL With stairs to all floors.

ENTRANCE HALLWAY Storage cupboard housing central heating boiler. Intercom entry phone. Radiator.

LOUNGE WITH KITCHEN AREA 17' 3" x 11' 3" (5.26m x 3.43m) With base and wall units incorporating stainless steel sink unit and mixer tap. Gas hob, electric

oven and extractor hood. Integrated automatic washing machine and fridge freezer. Tiled splashbacks and ceramic tiled flooring to the kitchen area. Two windows to rear elevation. Two radiators.

BEDROOM 14' 9" x 13' 10" (4.5m x 4.22m) Two windows to rear elevation. Radiator.

ENSUITE BATHROOM Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Extractor fan. Heated towel rail.

EXTERIOR On street parking. Secure bicycle store in basement.

DIRECTIONS From our Birstall office proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance into Batley passing the Tesco superstore on your right. At the crossroads turn left onto Station Road where Jessops Mill is the first building on the right.

NOTES Children - Yes

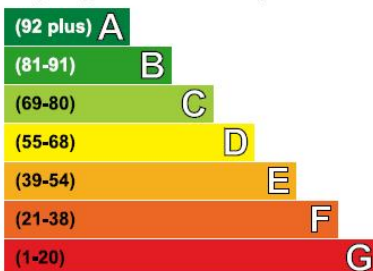
Pets - No

Smokers - Outside only

The property is available late July 2022.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
79	79