



local
properties

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232 UPPER BATLEY LOW LANE, BIRSTALL, BATLEY, WF17 0JF

£600 PCM





***** ONE BEDROOM COTTAGE - GCH & PVCu DG - REDECORATED THROUGHOUT & NEW CARPETS LAID - A AVAILABLE NOW ***** This well presented property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, double bedroom, bathroom. To the outside, there is an enclosed patio garden to the front and on street parking. With far reaching views to the front, the property is located in a popular area close to all amenities and within a mile of the M62. Ideally suiting a single person or couple, viewing of this property is recommended. Deposit - £690

ENTRANCE VESTIBULE Stairs to first floor. Door to front.

LOUNGE WITH KITCHEN AREA 15' 0" x 11' 0" (4.57m x 3.35m) Fireplace surround with inset electric fire. Access to cellar. Base and wall units incorporating stainless steel sink unit. Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Window to front. Radiator.

CELLAR With radiator and providing extra storage space.

LANDING Access to loft. Window to rear. Radiator.



BEDROOM 16' 0" x 9' 0" (4.88m x 2.74m) Window to front. Radiator.

BATHROOM Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Storage cupboard. Window to rear. Radiator.

EXTERIOR Enclosed garden to the front of the property and on street parking.

DIRECTIONS From Birstall Town Centre proceed up Leeds Road to Howden Clough. Upper Batley Low Lane will be found on the right hand side and number 232 is of the right, signified by our To Let board.

NOTE Children - yes

Pets - to be discussed (sorry, no cats)

Smokers - outside only

The property is available now

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