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18 AMBER STREET, BATLEY, WF17 8HN

**£595 PCM**





\*\*\*\*\* RECENTLY REFURBISHED TWO BEDROOM TERRACE - NEW KITCHEN, BATHROOM & CENTRAL HEATING - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - AVAILABLE NOW \*\*\*\*\* This well presented property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. There is on street parking and a small patio garden to the front. Located close to all amenities, it is ideally placed for access to neighbouring towns and cities. Viewing advised. Deposit - £685

ENTRANCE VESTIBULE Door to front.



LOUNGE WITH KITCHEN AREA 15' 0" x 14' 0" (4.57m x 4.27m) With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Laminate flooring to kitchen area. Access to cellar. Window to front. Radiator.

CELLAR Providing extra storage space.

LOBBY Stairs to first floor. Window to rear. Radiator.

LANDING Access to loft. Window to rear.



**BEDROOM ONE** 9' 0" x 9' 0" (2.74m x 2.74m) Window to front. Radiator.

**BEDROOM TWO** 12' 0" x 9' 0" (3.66m x 2.74m) Window to rear. Radiator.

**BATHROOM** Fully tiled with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Heated towel rail. Window to front.

**EXTERIOR** Paved patio garden to the front and on street parking.

**NOTE** Children - yes

Pets - no

Smokers - outside only

The property is available now

**DIRECTIONS** From Birstall centre proceed down Smithies Lane and turn left onto Bradford Road. Take the ninth right onto Ruby Street and Amber Street is the first turning on the left. Number 18 will be found on the left hand side and is signified by our To Let board.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		