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59A HIGH STREET, BIRSTALL, BATLEY, WEST YORKSHIRE, WF17 9RG  
**ASKING PRICE OF £75,000**







\*\*\*\*\* ONE BEDROOM 1st FLOOR FLAT - LOUNGE & BREAKFAST KITCHEN - FITTED BEDROOM FURNITURE - SHOWER ROOM - NO CHAIN \*\*\*\*\*

This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, fitted kitchen, double bedroom, shower room, walk in store room. To the outside, there are communal gardens, drying area, off street parking to the rear with further on street parking to the front of the property. It is located within easy reach of Birstall village and all amenities. Viewing is recommended.

ENTRANCE HALL Laminate flooring. Airing cupboard. Radiator

LOUNGE 16' 7" x 11' 4" (5.05m x 3.45m) Fireplace surround with inset electric fire. Window to front. Radiator.

BREAKFAST KITCHEN 9' 0" x 8' 5" (2.74m x 2.57m) With base and wall units incorporating pot sink and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Window to rear. Radiator.

BEDROOM 12' 5" x 9' 3" (3.78m x 2.82m) With fitted



wardrobes, drawers, bedside cabinets and cupboards over bed area. Window to front. Radiator.

**SHOWER ROOM** Part tiled with three piece suite comprising: corner shower cubicle, vanity wash hand basin, low flush wc with hideaway cistern. Window to rear. Radiator.

**STORE ROOM** 7' 0" x 4' 9" (2.13m x 1.45m) Housing boiler and providing useful extra storage space.

**EXTERIOR** Communal gardens to the front and rear. Communal drying area to the rear. Off street parking area to the rear of the property with further on street parking to the front.

**NOTES** 96 Years remaining.

**HOW TO GET THERE** From our office in Birstall go up Smithies Lane and turn left onto Low Lane. Take the first right onto Bond Street and at the top turn left onto High Street. The property can be found on the right and is identified by our For Sale board.





**59A High Street**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		