



34. Mortimer Avenue, Batley, WF17 8BU
£139,950

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Offered for sale with no onward chain is this well presented, 3 bedroomed traditional terraced house. Situated in an ever popular location, the property features uPVC double glazing, has a gas central heating system and has modern kitchen and bathroom fittings. A pleasant garden is located to the rear and the property is handily placed for local amenities, schooling and major road and rail links. An early viewing is strongly recommended.



GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC double glazed door and having a further door into the Lounge.

Lounge

15'2" x 14'7" (4.62m x 4.45m)

A good sized lounge located to the front and having a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire. A door provides access down to a useful cellar space.

Dining Kitchen

11'8" x 9'3" (3.56m x 2.82m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a five ring hob with stainless steel splashback and chimney style extractor hood along with a

built in eye level oven. There is plumbing for an automatic washing machine, a central heating radiator and a uPVC double glazed window. A door leads to the first floor staircase and there is a uPVC exterior door out to the rear garden.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

12'3" x 9'2" (3.73m x 2.79m)

Overlooking the front and having a central heating radiator and a uPVC double glazed window.

Bedroom 2

9'6" x 7'9" (2.90m x 2.36m)

Enjoying views over the rear garden via a uPVC double glazed window and having a central heating radiator.





Bedroom 3

12'3" x 5'8" (3.73m x 1.73m)

Bathroom

A modern bathroom furnished with bath, wash basin and WC. There is built in storage, tiling to the walls, a uPVC double glazed window and a ladder style radiator.

OUTSIDE

To the front of the property is small forecourt garden with outer walling. The rear garden has paved and patio sections.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

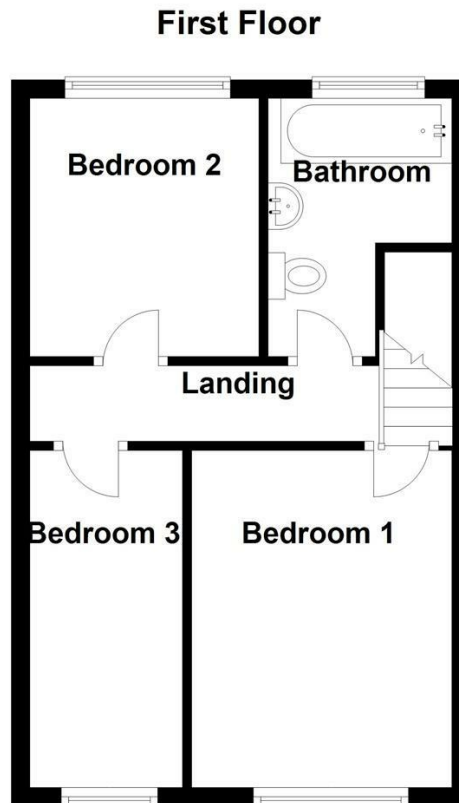
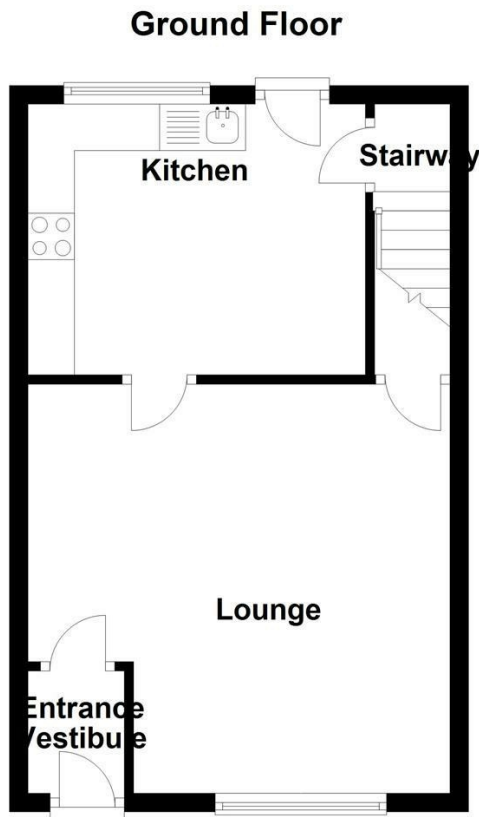
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

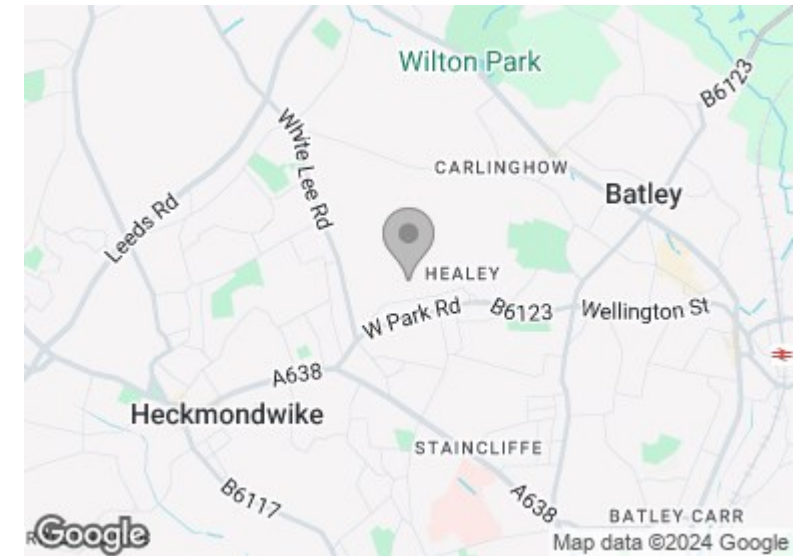
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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