



**Kirkgate, Birstall,**

**£72,500**

\* TERRACE \* ONE BEDROOM \* IDEAL FTB/INVESTOR \* CLOSE TO AMENITIES \*  
\* CURRENTLY TENANTED @ £5100 PER ANNUM \*

This one bedroom terrace property is within walking distance of Birstall Town Centre which has local amenities, shops and excellent motorway links.

The property would appeal to an Investor/Speculator/FTB and benefits from gas central heating and double glazing.

The accommodation briefly comprises of lounge, dining kitchen, cellar, one first floor bedroom and a bathroom.

Tenant in situ, currently tenanted for £5100 Per Annum



### Entrance Vestibule

Central heating radiator.

### Lounge

15'7 x 9'5 (4.75m x 2.87m)

Central heating radiator and double glazed window.

### Cellar

### Dining Kitchen

8'9 x 9'1 (2.67m x 2.77m)

Fitted wall and base units, sink and drainer, oven and gas hob. Plumbing for washing machine, central heating radiator and double glazed window.

### Rear Vestibule

Central heating radiator.

### Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Central heating radiator and double glazed window.

### First Floor

### Bedroom One

16'2 x 9'6 (4.93m x 2.90m)

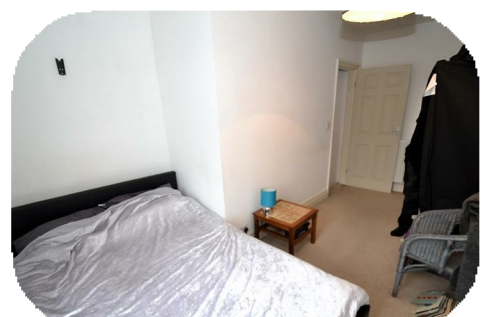
Central heating radiator and double glazed window.

### Outside

To the front of the property is a small garden with mature shrubs.

### Council Tax

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		84	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

