

PAM HIRST

PROPERTY EXPERTS

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101 Low Lane, Birstall, Batley, West Yorkshire, WF17 9HD



Guide Price £129,950

- Fantastic 3 Bedroom Ground Floor Apartment**
- Village Location
 - Open Plan Living Area
 - Spacious Bedrooms
 - Modern Bathroom and Ensuite Shower Room
 - Sprawling Garden
 - Private Parking
 - Excellent Investment Potential
- Ideal for First Time Buyers** *****Virtual Tour Available Now*****



Pam Hirst Property Experts are proud to present this STUNNING 3 bedroom GROUND FLOOR APARTMENT set in the heart of Birstall. This fantastic apartment has been finished to an EXCELLENT STANDARD and boasts RECENTLY PAINTED WALLS, DOUBLE GLAZING and a NEUTRAL COLOUR SCHEME. The SPACIOUS KITCHEN DINER boasts BEAUTIFUL cupboards that provide plenty of STORAGE alongside a range of INTEGRATED APPLIANCES such as a hob, oven and fridge freezer. There is also a BREAKFAST BAR which is ideal for INFORMAL DINING. Furthermore the living area benefits from sumptuous carpet and a large window that floods the room with NATURAL LIGHT making it the perfect place to relax. Along the hallway there are 3 LARGE bedrooms and a modern 4 piece bathroom. Bedroom 1 also offers a spacious ensuite. Externally the apartment benefits from ALLOCATED PARKING. This apartment is perfect for FIRST TIME BUYERS looking to take their first steps on the property market whilst it would also appeal to an INVESTOR searching for a HIGH ANNUAL YIELD. Low Lane is PERFECTLY POSITIONED for those commuting into Leeds as the city centre is approximately 10 miles away and can be accessed within 20 minutes. Elland Road Park and Ride facility is just a short drive away whilst the A1, M1 and M62 can be accessed within minutes for those travelling further a field. Batley Train Station also offers easy access to a number of cities such as Leeds, Manchester and beyond. Furthermore Birstall's VIBRANT high street offers an ECLECTIC mix of INDEPENDENT SHOPS, RESTAURANTS and BARS alongside well known brands such as Tesco and the post office. Birstall also benefits from a RICH SPORTING BACKGROUND and offers a Leisure Centre with swimming baths and tennis courts. There are also cricket and football clubs alongside open fields at Oakwell Hall. Finally Birstall Retail Park offers shops such as Marks and Spencer and IKEA whilst the White Rose Shopping Centre is close by. ***Virtual Tour Available Now***

Open Plan Living Area

14' 9" x 11' 3" (4.5m x 3.43m)

Kitchen Area The spacious kitchen area offers an array of modern cupboards that provide plenty of storage as well as complimentary worktops and flooring. There are a number of integrated appliances allowing potential buyers to move in with little expense.

Lounge Area The large lounge area benefits from a neutral colour scheme and a vast window that floods the room with natural light.

Bedroom 1

14' 6" x 9' 9" (4.41m x 2.98m)

The large double bedroom is a blank canvas for buyers to move in offering lightly painted walls and soft carpet.

Ensuite

4' 6" x 4' 5" (1.37m x 1.35m)

The helpful ensuite provides a toilet and wash basin.

Bedroom 2

14' 11" x 8' 10" (4.54m x 2.7m)

The second double bedroom benefits from large proportions and could be used for a variety of purposes.

Bedroom 3

10' 2" x 9' 3" (3.1m x 2.81m)

The third double bedroom is ideally suited for use as a nursery or alternatively an office to facilitate home working within the current climate.

Bathroom

10' 2" x 7' 0" (3.09m x 2.13m)

The impressive bathroom has been finished to an excellent standard and offers a bath, separate shower cubicle, toilet and wash basin.

