



**Bromley Street, Batley WF17 6LD**

**welcome to**

**Bromley Street, Batley**

Guide Price £100,000 - £110,000 Situated close to Batley town centre is this two double bedroom front back-to-back property arranged over three floors and good sized cellar space. Don't miss this little beauty... view today!!



### **Entrance Porch**

Timber door to side. Double glazed Upvc door to lounge and kitchen area.

### **Open Plan Kitchen & Lounge**

18' 4" MAX x 14' 2" MAX ( 5.59m MAX x 4.32m MAX )  
Double glazed Upvc window to the front. Gas central heating radiator. Stairs to first floor landing and door to cellar space. Fitted kitchen with a range of wall and base units, complimentary work surfaces and splashback tiling. Porcelain sink with mixer tap. Space for oven and wall mounted boiler. Tile flooring and telephone point.

### **Cellar**

Benefiting from plumbing for washing machine, power and light. Two storage rooms.

### **First Floor Landing**

Doors to first floor accommodation, gas central heating radiator and stairs leading to second floor.

### **Bedroom Two**

11' 11" x 8' 7" ( 3.63m x 2.62m )  
Double glazed window to front and gas central heating radiator.

### **Shower Room**

Shower cubicle with wall mounted shower and jet sprays. Wash basin with mixer tap. Wc, tiled walls and floor where visible. Ladder style radiator and double glazed window to front.

### **Second Floor Accommodation**

#### **Bedroom One**

14' x 12' 7" ( 4.27m x 3.84m )  
Double glazed skylight window to front, gas central heating radiator and eaves storage.



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## Bromley Street, Batley

- Guide Price £100,000 - £110,000
- Two Double Bedroom Front Back To Back Property
- 18ft Open Plan Lounge / Kitchen
- Modern Shower Room
- Close To Batley Town Centre

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1874. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116465 - 0003

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