

23 France Street, Batley, WF17 6NU



Guide Price £70,000

Located in Soothill, Batley this property is close to an array of local amenities, a play park and schools. It is approximately a 10 minute walk from Batley Station and Tesco supermarket is approximately a 15 minute walk away.

- Quiet off-street location
- Vacant semi-detached property
- Low maintenance enclosed garden
- Downstairs Bathroom
- Wealth of amenities close by
- Close to Batley town centre
- 2 Bedrooms



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Located in Soothill, Batley this property is close to an array of local amenities, a play park and schools. It is approximately a 10 minute walk from Batley Station and Tesco supermarket is approximately a 15 minute walk away. This property provides an excellent opportunity to decorate a house to your dream or use this property as an investment.

Entrance

UPVC door to the front of the property leading into the main reception room.

Main Reception Room

A large open plan room with a double glazed window looking out to the front of the property, gas central heating radiator and storage cupboard.

Kitchen

An array of wall and base until, central heating boiler, 4 ring gas hob, electric oven and double glazed window looking out to the rear of the property.

Bathroom

Adjacent to the kitchen is a three piece suite comprising of WC, was hand basin, bath with overhead shower and central heating radiator.

First Floor

A double bedroom with a gas central heating radiator and double glazed window looking out to the rear of the property. Access to the second floor.

Second Floor

A double bedroom with a double glazed window and gas ventral heating radiator.

External

A large garden with room for up to 3 vehicles and still room for a lawn.



Floor Plan

EPC

