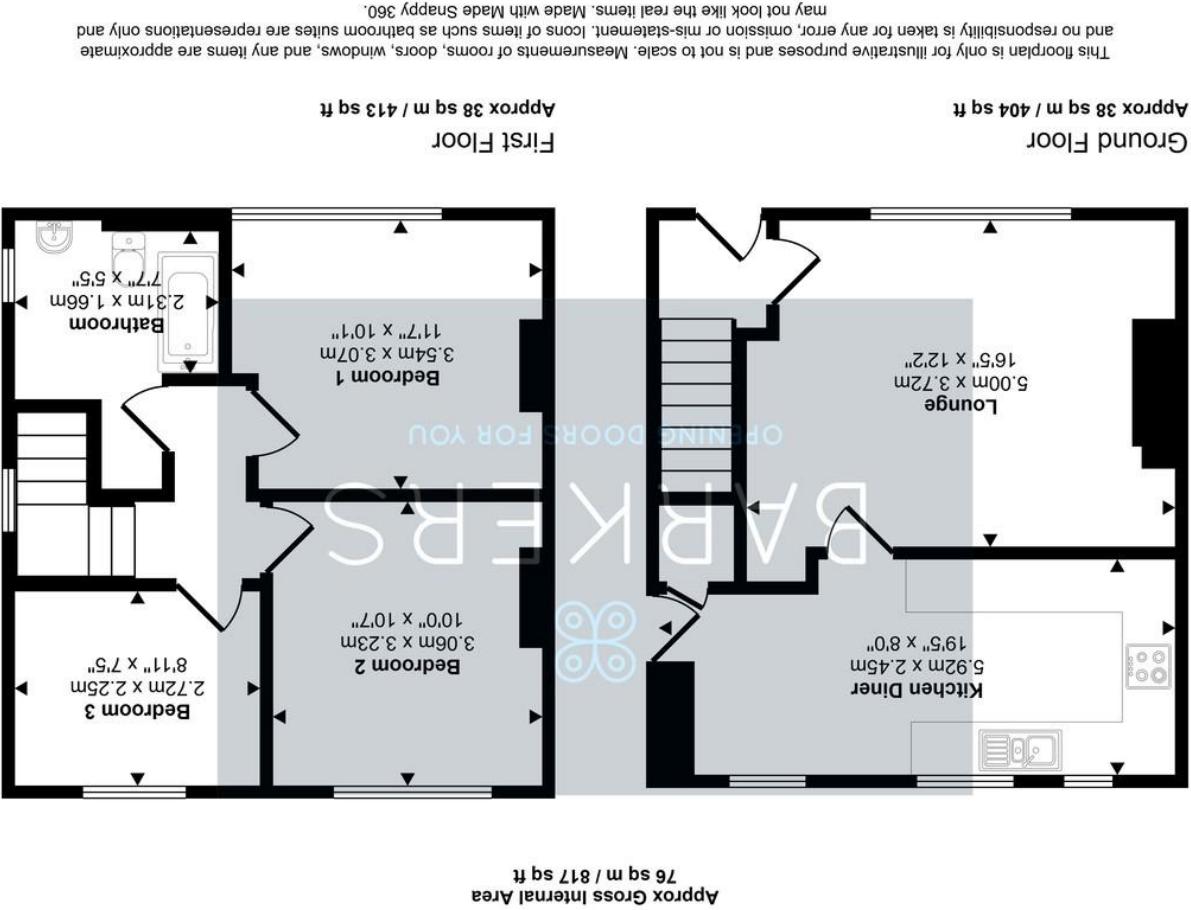
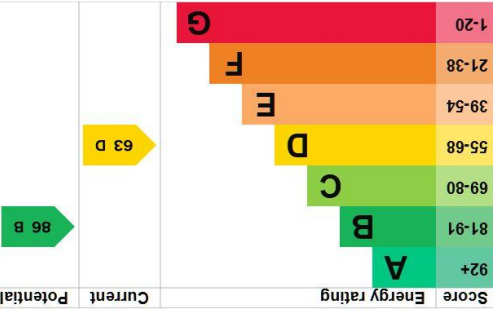


41 Low Lane,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



43 Cambridge Road
Birstall, Batley, WF17 9JF
£175,000

- WELL PRESENTED END TOWNHO USE
- ENTRANCE HALL
- LOUNGE
- MODERN DINING KITCHEN
- THREE GOOD SIZED BEDROOMS
- BATHROOM
- DRIVEWAY
- SPACIOUS REAR GARDEN



Property Features

Offered for sale this this well presented three bedroomed end townhouse which enjoys a spacious garden to the rear and private parking to the front. Ideally situated within easy reach of local schools, amenities, bus routes and just minutes from junction 27 of the M62 motorway network making it ideal for commuters, the property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen fitted with modern 'Wren' units, three good sized bedrooms and a bathroom. Driveway providing off road parking and large enclosed rear garden

ENTRANCE HALL

An external door leads into the entrance hall which has a door leading into the lounge and a staircases leading to the first floor landing.

LOUNGE

16' 5" x 12' 2" (5m x 3.71m)

With vinyl flooring and a door leading to the dining kitchen.

DINING KITCHEN

19' 5" x 8' 0" (5.92m x 2.44m)

Fitted with a range of modern 'Wren' wall and base units with complementary wood effect work surfaces, a striking bricksplash back and an inset 1.5 bowl sink with a mixer tap and drainer. Built-in electric oven with a gas hob and a chimney style extractor over, built-in dishwasher, plumbing for a washing machine and space for as fridge/freezer. Useful under-stairs storage cupboard and door leads out to the side elevation.

FIRST FLOOR LANDING

Doors lead to three good sized bedrooms and the house bathroom.

BEDROOM ONE

11' 7" x 10' 1" (3.53m x 3.07m)

Double room with vinyl flooring.

BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m)

Double room with vinyl flooring.

BEDROOM THREE

8' 11" x 7' 5" (2.72m x 2.26m)

Good sized third bedroom.

BATHROOM

7' 7" x 5' 5" (2.31m x 1.65m)

Fitted with a three piece suite which comprises of a bath with shower over, W.C. and a wash basin. Vinyl flooring and part tiled walls.

EXTERIOR

To the front of the property there is a driveway which provides private parking for two cars. To the rear there is a spacious enclosed garden which in mainly lawned with a paved patio area and a further raised decked patio area perfect for Al Fresco dining and outdoor entertaining.



ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

DIRECTIONS

From our Birstall office travel right on Low Lane and follow the road along. As the road bends towards Bradford Road go straight ahead into Leyland Road and right into Cambridge Road.

