

local  
properties

buy • sell • let



**14 Cross Mount Street**  
**Batley, WF17 6AT**

**£95,000**  
**Freehold**

\*\*\*\*\* MID TERRACE HOUSE - TWO DOUBLE BEDROOMS - THREE STOREY ACCOMMODATION - LOUNGE & DINING KITCHEN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, guest wc, lounge, dining kitchen, landing, two bedrooms, bathroom. To the outside, there is a patio garden to the front with on street parking. Close to all local amenities, the property is within easy reach of Batley, Dewsbury and the motorway network. Viewing recommended.



- Terrace House • Two Double Bedrooms • Three Storey Accommodation • GCH & PVCu DG • Lounge & Dining Kitchen

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### ENTRANCE HALL

Laminate flooring. Stairs to dining kitchen. Door and window to side. Radiator.

### GUEST WC

With low flush wc and pedestal wash hand basin. Ceramic tiled floor. Window to front.

### LOUNGE

13'10" x 12'11"

Wall mounted electric fire. Coving to ceiling. Window to front. Two radiators.

### DINING KITCHEN

13'0" x 12'0"

With base units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Part tiled walls. Understairs storage cupboard. Stable door to front. Radiator.

### LANDING

Access to loft.

### BEDROOM ONE

16'0" x 9'0"

Window to front. Radiator.

### BEDROOM TWO

13'0" x 9'0"

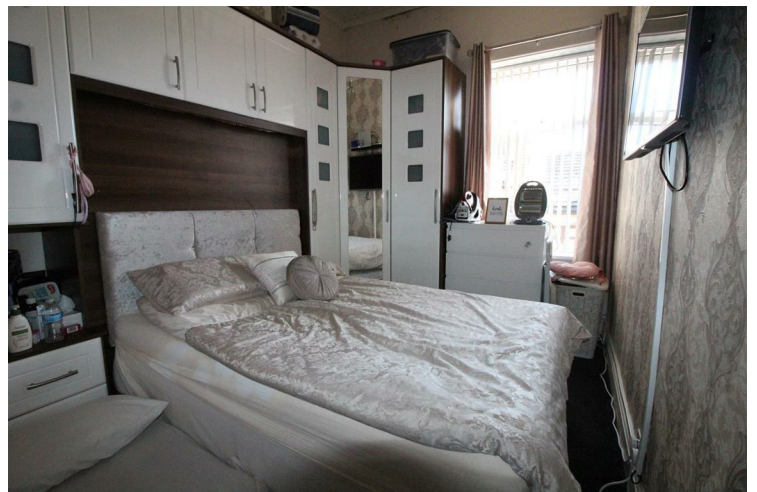
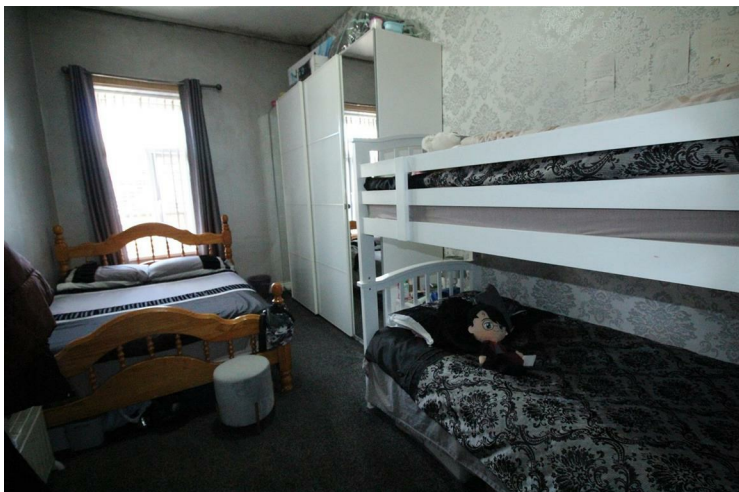
Fitted fitted wardrobes and storage cupboards over bed area. Window to front. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Storage cupboard. Window to front. Radiator.

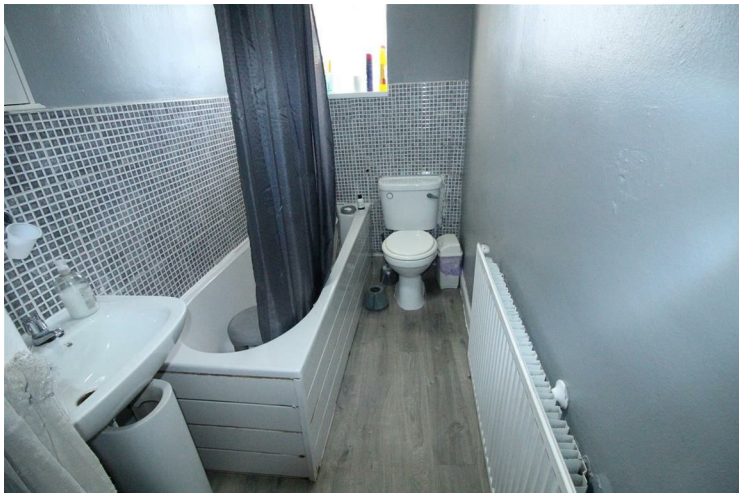
### EXTERIOR

Patio garden to the front of the property and on street parking.



- Guest WC
- Patio Garden To Front
- On Street Parking
- Energy Rating - C
- Convenient Location

From Dewsbury Town Centre proceed along Bradford Road and go straight ahead at the lights by Red Brick Mill. After passing the Shell Garage on the left take the second left into Mount Street. Go straight ahead at the crossroads and Cross Mount Street is the second turning on the right. Number 14 will be found on the left hand side and is signified by our For Sale board.



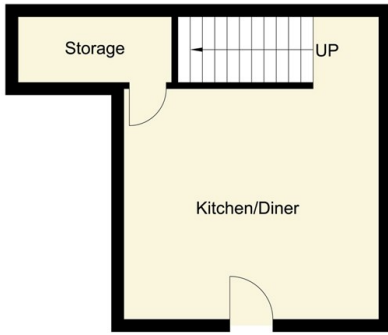




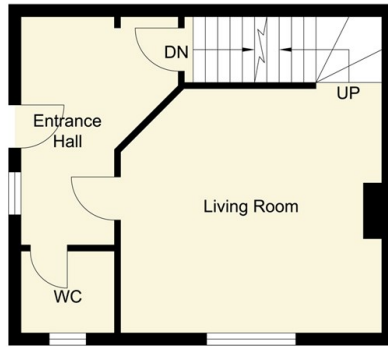
## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

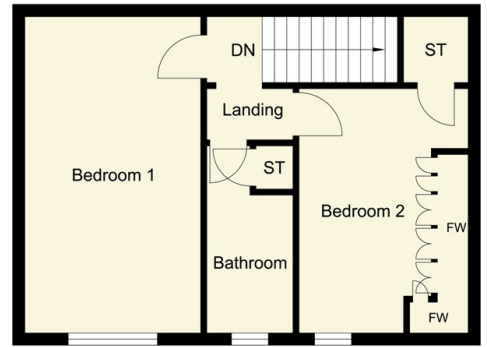
**Floor Area** - 0.00 sq ft  
**Tenure** - Freehold



Lower Ground Floor



Ground Floor



First Floor

## 14 Cross Mount Street



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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