

local  
properties

buy • sell • let



**65 Mortimer Avenue**  
**Batley, WF17 8BX**

**£149,950**

**Freehold**

\*\*\*\* END TOWN HOUSE - TWO DOUBLE BEDROOMS - LOUNGE, DINING KITCHEN & UTILITY - GARDENS & OFF STREET PARKING - NO CHAIN \*\*\*\* This property has gas central heating and double glazing and comprises: lounge, dining kitchen, utility room, rear porch, landing, two bedrooms, bathroom with four piece suite. To the outside there is small garden to the front and enclosed lawned garden to the rear with off street parking. Situated in a popular residential area being close to local amenities this property is an ideal family home and must be viewed to appreciate the accommodation on offer.



- END TOWN HOUSE • TWO DOUBLE BEDROOMS • LOUNGE & DINING KITCHEN • BATHROOM WITH FOUR PIECE SUITE

## LOUNGE

12 x 17

Fireplace surround with inset living flame gas fire. Coving to ceiling. Bow window and door to front. Radiator.

## DINING KITCHEN

14 x 10

With base and wall units incorporating stainless steel sink unit. Gas hob & electric oven. Tiled splashbacks. Plumbing for automatic washing machine. Ceramic tiled flooring. Two windows to rear. Radiator. Arch to:

## UTILITY ROOM

5'10 x 4

Tiled splashbacks and ceramic tiled floor. Vent for tumble dryer. Window to rear.

## REAR PORCH

8 x 5

Ceramic tiled flooring and door to rear.

## LANDING

Access to loft. Window to rear.

## BEDROOM ONE

12 x 11

Window to front. Radiator.

## BEDROOM TWO

11 x 10

Window to rear. Radiator.

## BATHROOM

Part tiled with four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc. Heated towel rail. Inset spotlights. Window to front.

## EXTERIOR

Small garden to the front of the property. Enclosed garden to the rear which is lawned with paved patio and mature shrubbery borders. Driveway to the side providing off street parking.

## HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and continue straight ahead onto Smithies Moor Lane. Turn left at the junction onto White Lee Road and continue to the traffic lights. Turn left onto West Park Road and take the first left onto Healey Lane. Mortimer Avenue is the third turning on the left and number 65 is on the right hand side, identified by our For Sale sign.



- GARDENS FRONT & REAR • OFF STREET PARKING • ENERGY RATING - C • POPULAR CUL
- DE - SAC • NO CHAIN







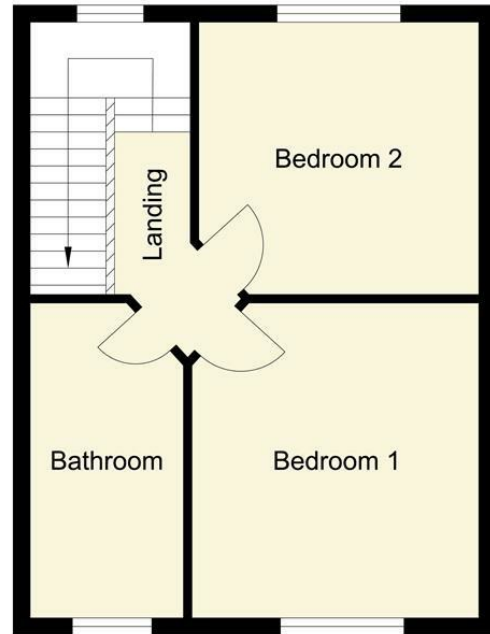
## Additional Information

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

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



Ground Floor



First Floor

## 65 Mortimer Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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