

local
properties

buy • sell • let



27 The Spinning House Batley, WF17 8NH

£79,950

Leasehold

***** WELL PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT - OPEN PLAN LOUNGE & KITCHEN AREA - DOUBLE BEDROOM WITH EN SUITE SHOWER ROOM - SECURE PARKING - ON SITE GYM & SWIMMING POOL - NO CHAIN ***** The living accommodation comprises: entrance hall, open plan lounge with kitchen area, double bedroom, en-suite shower room. There is secure parking to the outside. Located in a development of mill conversions, the property is ideally placed for access to all amenities including Batley Train Station and is within easy reach of both the M1 and M62. This property would make an ideal first purchase or buy to let investment and viewing is recommended.



• SECOND FLOOR APARTMENT IN MILL CONVERSION • ONE DOUBLE BEDROOM • OPEN PLAN LOUNGE & KITCHEN AREA

ENTRANCE HALL

Laminate flooring.

OPEN PLAN LOUNGE & KITCHEN AREA

19' x 17'

With base and wall units incorporating stainless steel sink. Halogen hob, electric oven and extractor hood. Integrated fridge and plumbing for automatic washing machine. Tiled splashbacks. Airing cupboard. Laminate flooring. Electric all heater. Three velux windows to the rear and one to the side.

DOUBLE BEDROOM

12' x 9'

With wall mounted electric heater and velux window to the rear.

EN SUITE SHOWER ROOM

Part tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Extractor fan.

Heated towel rail.

EXTERIOR

Secure parking to the front of the property,

DIRECTIONS

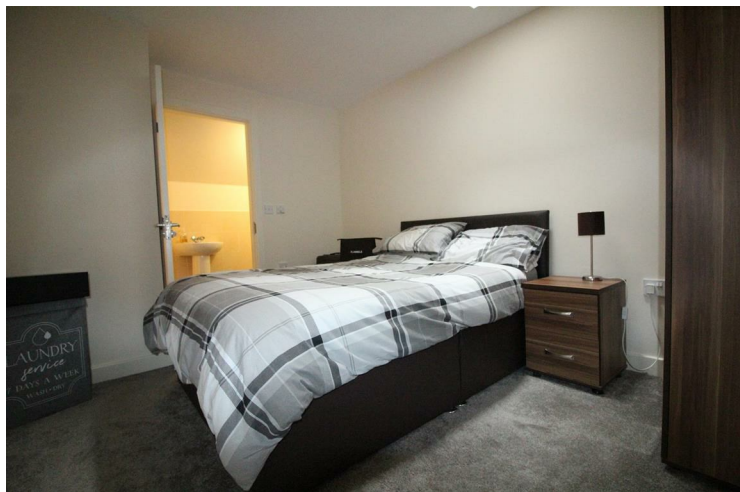
From Birstall Centre proceed down Smithies Lane and turn left onto Bradford Road for approximately one mile. At the traffic lights turn right onto Stocks Lane and go straight ahead at the next set onto Mayman Lane. Upper Blakeridge Lane is the first turning on the right and take the first right into the car park. The Spinning House is the building at the bottom of the car park.

NOTE

The property is leasehold & the annual ground rent is £338.93.

The annual service charge is £1756.66 and is payable in two instalments of £878.33 every 6 months.

We understand from the vendor that the furniture and some of the household items in the property are available by separate negotiation.



- SOME INTEGRATED KITCHEN APPLIANCES • EN SUITE SHOWER ROOM • NEUTRAL DECOR THROUGHOUT



- SECURE PARKING • ON SITE GYM & SWIMMING POOL • ENERGY RATING - C • NO CHAIN

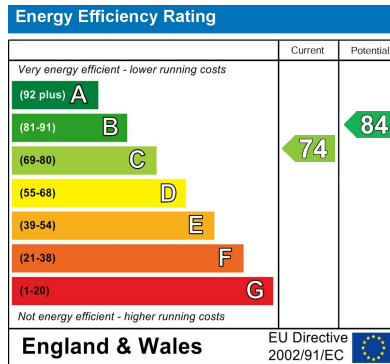




Additional Information

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

Floor Area - sq ft
Tenure - Leasehold



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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