

local
properties

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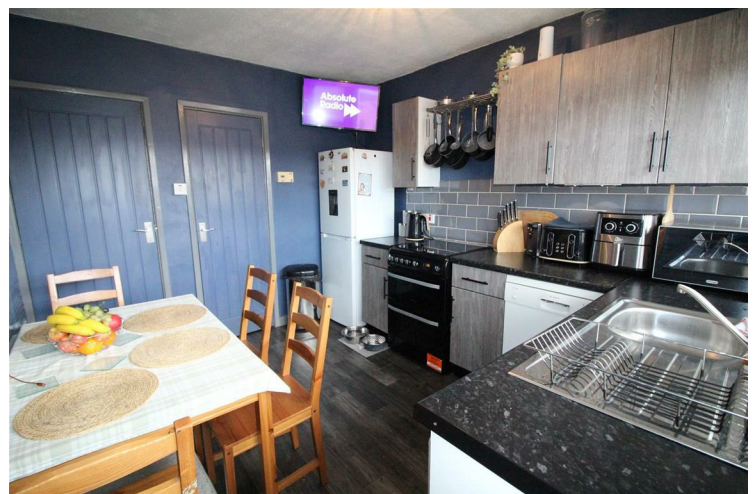


32 Lowood Lane
Batley, WF17 9DN

£139,950

Freehold

**** WELL PRESENTED TOWN HOUSE - TWO DOUBLE BEDROOMS - ENCLOSED GARDEN & OFF STREET PARKING - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance hall, through lounge, dining kitchen, landing, two double bedrooms, bathroom. To the outside there is a larger than average enclosed rear garden with paved patio and lawn and off street parking to the front. Situated close to all amenities, this property offers easy access Leeds City Centre and junction 27 of the M62. An ideal first purchase, viewing is recommended.



• Mid Town House • Two Double Bedrooms • GCH & PVCU DG • Lounge & Dining Kitchen • Excellent Sized Rear Garden

ENTRANCE HALL

Stairs leading to first floor. Door to front. Radiator.

LOUNGE

17' x 10'

Coving to ceiling. Windows to front and rear. Radiator

DINING KITCHEN

10' x 9'

With base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Pantry. Window and door to rear. Radiator.

LANDING

Access to loft. Window to front.

BEDROOM ONE

12' x 9'

With fitted wardrobe. Window to rear. Radiator.

BEDROOM TWO

11' x 9'

Airing cupboard. Window to rear. Radiator.

BATHROOM

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

Window to front. Radiator.

EXTERIOR

Enclosed garden to the rear which is mainly laid to lawn with patio area and two outhouses. Gravelled area to the front of the property which provides off street parking.

HOW TO GET THERE

From Birstall centre proceed up Middlegate which runs into Fieldhead Lane. Lowood Lane is the sixth turning on the right where number 32 will be found on the right hand side.

There is no For Sale board in situ.



- Off Street Parking To Front
- EPC - C
- Ideal First Purchase
- Convenient For M62
- No Chain








Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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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