

local
properties

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**51 Middlegate
Batley, WF17 9HJ**

£169,950

Freehold

**** THREE BEDROOM SEMI DETACHED HOUSE - LOUNGE & DINING KITCHEN - IDEAL FAMILY HOME - CLOSE TO BIRSTALL TOWN CENTRE - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, three bedrooms, bathroom, separate wc. To the outside, there are lawned gardens to the front and rear and on street parking. Situated close to the centre of Birstall and with easy access to motorway network, this property would make an ideal family home and viewing is recommended.



• Three Bedroom Semi Detached • G C H & PVCu D G • Energy Rating - C • Lounge & Dining Kitchen

ENTRANCE VESTIBULE

Stairs to first floor. Door to front elevation.

LOUNGE

18'3" x 10'4"

With feature fireplace surround incorporating electric fire. TV point. Windows to front and rear elevations. Radiator.

DINING KITCHEN

18'3" x 9'1"

With base and wall units incorporating stainless steel sink unit. Electric cooker point. Plumbing for automatic washing machine. Under stairs storage cupboard. Fireplace surround incorporating fitted gas fire. Windows to front and rear with door to rear elevation. Radiator.

LANDING

Access to loft. Airing cupboard.

BEDROOM ONE

12'8" x 10'4"

Window to front elevation. Radiator.

BEDROOM TWO

12'6" x 9'2"

With fitted wardrobes. Window to front elevation. Radiator.

BEDROOM THREE

8'5" x 7'5"

Window to rear elevation. Radiator.

BATHROOM

Fully tiled with two piece suite comprising: bath with shower attachment, pedestal wash hand basin. Window to rear elevation.

SEPERATE WC

With low flush wc. Window to rear elevation.

EXTERIOR

Lawned gardens to the front and rear of the property with borders having a selection of plants and shrubs. On street parking to the front.

DIRECTIONS

From our office in Birstall go up Smithies Lane and turn left onto Low Lane. Middlegate is the second turning on the right where number 51 will be found on the right hand side and is signified by our For Sale sign.



- Gardens Front & Rear
- On Street Parking
- Close To All Amenities
- Ideal Family Home
- Viewing Recommended
- No Chain








Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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