

local  
properties

buy • sell • let



**20 Raikes Lane**  
**Batley, WF17 9QU**

**£139,950**

**Freehold**

\*\*\*\* WELL PRESENTED EXTENDED TERRACE - MODERN KITCHEN & BATHROOM - ENCLOSED PATIO GARDEN - OPEN ASPECT TO FRONT - READY TO MOVE INTO - NO CHAIN \*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, kitchen, cellar, landing, two bedrooms, bathroom. To the outside there is an enclosed patio to the front and on street parking. Situated close to Birstall Town Centre close to local amenities, the property is also conveniently placed for access to Junction 27 Retail Park and the motorways. This property would be ideal for a couple or small family and must be viewed to appreciate.



- Two Bedroom Back To Back Terrace • Gas C H & PVCu D Glazing • Spacious Lounge • Modern Fitted Kitchen

### ENTRANCE VESTIBULE

Laminate flooring. Stairs to first floor. Composite door to front. Radiator.

### LOUNGE

15'0" x 15'0"

Feature panelling to walls. Access to cellar. Radiator.

Double doors to:

### KITCHEN

10'0" x 9'0"

Base and wall units incorporating inset stainless steel sink and drainer. Halogen hob, electric oven and extractor hood.

Plumbing for automatic washing machine. Laminate flooring. Window to front. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Inset spotlights.

### BEDROOM ONE

11'0" x 10'0"

Window to front. Radiator.

### BEDROOM TWO

12'0" x 7'0"

Window to front. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail. Window to side.

### EXTERIOR

Enclosed patio garden to the front of the property and on street parking.

### HOW TO GET THERE

From our office in Birstall go up Smithies Lane and turn left onto Low Lane. Take the second right onto Middlegate and Raikes Lane is the second turning on the right. Number 20 will be found on the left hand side, identified by our For Sale sign.





- Modern Bathroom • Neutral Decor Throughout • Enclosed Patio Garden To Front • On Street Parking • EPC - tbc • 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

## 20 Raikes Lane



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			54
(39-54) E			
(21-38) F		12	
(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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