

local  
properties

buy • sell • let



**35 North Bank Road  
Batley, WF17 8ES**

**£550 PCM**

\*\*\*\*\* ONE BEDROOM REAR BACK TO BACK - REDECORATED THROUGHOUT - GCH & PVCu DG - LOUNGE WITH KITCHEN AREA - AVAILABLE NOW \*\*\*\*\* This property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, double bedroom, bathroom. To the outside, there are enclosed gardens to the front and side with on street parking to the side. Located close to Batley Town Centre, the property is ideally placed for access to all amenities. Deposit - £630



- Rear Back To Back • One Double Bedroom • Redecorated Throughout • GCH & PVCu DG • Lounge With Kitchen Area

#### ENTRANCE VESTIBULE

Composite door to front.

#### LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit with mixer tap. Tiled splashbacks. Fireplace surround with inset electric fire. Access to cellar. Window to front. Radiator.

#### CELLAR

Providing extra storage space.

#### LOBBY

Window to side. Stairs to first floor.

#### LANDING

Access to loft. Radiator.

#### BEDROOM

Window to front. Radiator.

#### BATHROOM

Part tiled with three piece suite comprising: bath with shower over, low flush wc, pedestal wash hand basin. Plumbing for automatic washing machine. Storage cupboard. Window to side. Radiator.

#### EXTERIOR

Enclosed gardens to the front and side which are paved and gravelled. On street parking.

#### DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance and turn right into Centenary Way. Turn left at the T junction into Cross Bank Road and take the second right

into Cemetery Road. North Bank Road is the first turning on the right where number 35 will be found on the left hand side to the rear and is signified by our To Let board.

#### NOTE

Pets - To be discussed

Children - Yes

Smoking - Outside only

Available now



• Bathroom With Shower • Enclosed Gardens Front & Side • EPC - D • Deposit - £630 • Available Now





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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