

local  
properties

buy • sell • let



**4 Musgrave Street**  
**Batley, WF17 9PF**

**£104,950**  
**Freehold**

\*\*\*\*\* WELL PRESENTED BACK TO BACK - ONE DOUBLE BEDROOM - BOARDED LOFT - ENCLOSED PRIVATE GARDEN - NO CHAIN \*\*\*\*\* This property has PVCu double glazing and comprises: open plan lounge with kitchen area, cellar, landing, double bedroom, bathroom, boarded loft with velux windows. To the outside, there is a low maintenance block paved garden and on street parking. Located close to Birstall centre and all amenities, it is also ideally placed for access to neighbouring towns and cities and the motorways. In our opinion, this property would make an ideal first purchase or buy to let investment and viewing is recommended.



• WELL PRESENTED BACK TO BACK • ONE DOUBLE BEDROOM • LOUNGE WITH KITCHEN AREA

### OPEN PLAN LOUNGE & KITCHEN AREA

17' x 15'

Laminate flooring. Inset electric fire. Base and wall units incorporating stainless steel unit. Halogen hob, electric oven and extractor hood. Automatic washing machine and fridge freezer. Tiled splashbacks. Access to cellar. Door and window to front.

### CELLAR

Providing extra storage space.

### LANDING

Access to boarded loft.

### BEDROOM

15' x 10'

Laminate flooring. Window to front.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Window to front.

### BOARDED LOFT

17' x 9'

With two velux windows to front.

### EXTERIOR

Private enclosed garden to the front of the property which is block paved. On street parking.

### DIRECTIONS

From Birstall Centre proceed along Low Lane. Musgrave Street is a turning on the left opposite St Patrick's Church. Number 4 will be found on the left hand side, signified by our For Sale board.



- SOME KITCHEN APPLIANCES INCLUDED • MODERN BATHROOM • BOARDED LOFT WITH VELUX WINDOWS



- ENCLOSED PRIVATE GARDEN • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • EPC - E • NO CHAIN






## Additional Information

**Local Authority** -  
**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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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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