

local
properties

buy • sell • let



100 Greenfields

£825 PCM

West Yorkshire, WF16 9HD

*** TWO BEDROOM TOWN HOUSE - POPULAR LOCATION - AVAILABLE LATE JULY 2024 *** This property has gas central heating, PVCu double glazing and briefly comprises: entrance vestibule, lounge with dining area, fitted kitchen, two double bedrooms, bathroom. To the outside there is an enclosed rear garden and one allocated parking space to the front. It is located in a cul-de-sac less than one mile from Heckmondwike Town Centre giving easy access to the neighbouring towns and nearby motorway network. In our opinion, this well presented property would suit a couple or small family and viewing is recommended. Deposit £950. Council Tax Band - B



• Two Bedroom Town House • Energy Rating - C • Deposit - £950 • PVCu DG & GCH • Lounge With Dining Area

ENTRANCE VESTIBULE

Laminate flooring. Door to front. Radiator.

LOUNGE

Patio doors to rear. Stairs to first floor. Understairs storage cupboard. Radiator.

KITCHEN

Wall and base units incorporating asterite sink and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Window to front. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Window to rear. Radiator.

BEDROOM TWO

Airing cupboard. Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin with storage beneath, low flush wc. Extractor fan. Radiator.

EXTERIOR

Enclosed garden to the rear which is lawned with paved patio area. Open plan lawned garden to front. One allocated parking space.

DIRECTIONS

From Birstall office proceed down Smithies Lane and proceed through the traffic lights up Smithies Moor Lane. Go straight

ahead at the crossroads into Leeds Old Road and at the mini roundabout turn left onto Nunroyd. Greenfields is the first turning on the right where number 100 will be found at the end of the cul-de-sac signified by our to Let Board.

NOTES

Pets - to be discussed

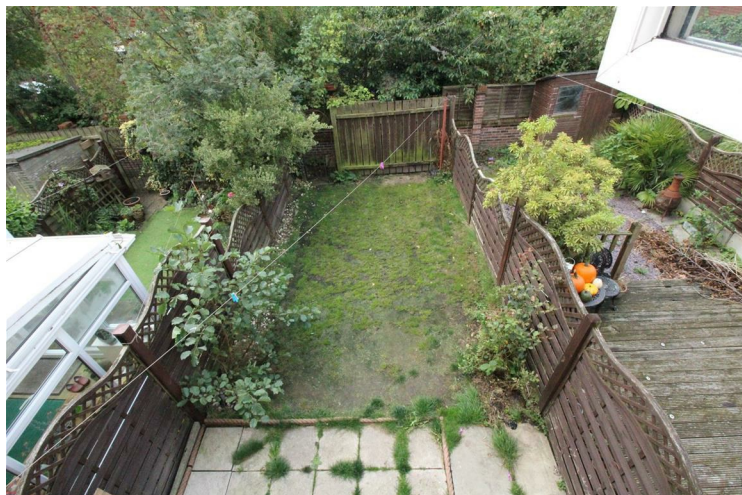
Smokers - outside only

Children- yes


The property is available late July 2024



- Fitted Kitchen • Enclosed Rear Garden • Allocated Parking Space • Suit Couple or Small Family • Available Late July 2024





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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