

local
properties

buy • sell • let



40 Gelderd Road Batley, WF17 9PX

£129,995
Freehold

**** CHARMING STONE COTTAGE - TWO DOUBLE BEDROOMS - LOUNGE & DINING KITCHEN - BEAMED CEILINGS THROUGHOUT - NO CHAIN **** This property has gas central heating and PVCu double glazing and the accommodation comprises: entrance vestibule, lounge, fitted dining kitchen, cellar, landing, two double bedrooms (with fitted wardrobes to bedroom one), bathroom with four piece suite. To the outside there is a gravelled area to the front which provides off street parking for one small vehicle. Conveniently located close to Birstall centre, it is within easy reach of the M62 making it an ideal base for those wishing to commute to Leeds or further afield. In our opinion, this spacious property would make an ideal first purchase or buy to let investment and viewing is recommended.



- TWO DOUBLE BEDROOM STONE COTTAGE • GAS CENTRAL HEATING & PVCu D GLAZING • SPACIOUS LOUNGE & DINING KITCHEN

ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

LOUNGE

16'0" x 12'5"

Fireplace surround with marble back and hearth and electric fire. Beams to ceiling and wall light points. Window to front. Radiator.

DINING KITCHEN

17'2" x 8'6"

Fitted with a range of base and wall units incorporating stainless steel sink and drainer. Gas hob with extractor hood over and electric oven. Plumbed for automatic washing machine. Tiled splashbacks. Access to cellar. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to first floor rooms.

BEDROOM ONE

12'9" x 12'8"

With fitted wardrobes. Beams to ceiling. Window to front. Radiator.

BEDROOM TWO

9'2" x 8'7"

Beams to ceiling. Access to loft. Window to rear. Radiator.

BATHROOM

Part tiled with four piece suite comprising: bath, separate shower cubicle, vanity wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

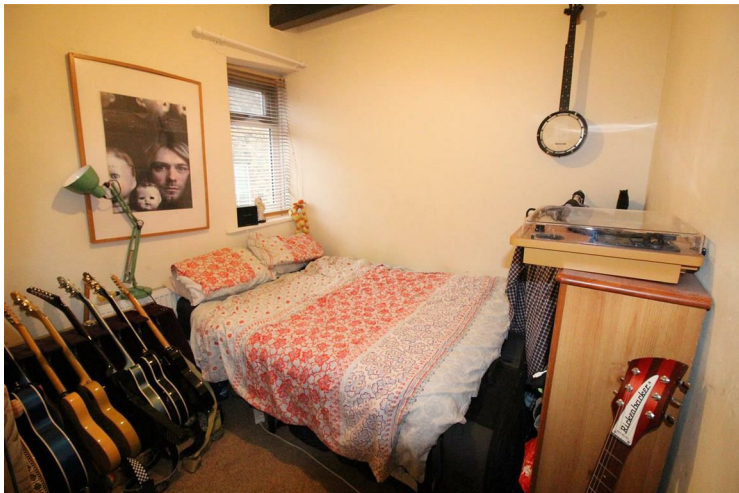
Gravelled garden to the front which provides off street parking.

HOW TO GET THERE

From Birstall centre proceed along Nelson Street and at the traffic lights turn left onto Gelderd Road. Stonefield Place is the first turning on the left and the property can be identified by our For Sale sign.



- FITTED WARDROBES TO BEDROOM ONE • FOUR PIECE BATHROOM SUITE • OFF SREET PARKING FOR ONE SMALL CAR TO FRONT



- CLOSE TO AMENITIES & EASY ACCESS TO M62 • IDEAL FIRST PURCHASE/BUT TO LET INVESTMENT • ENERGY RATING - D • NO CHAIN

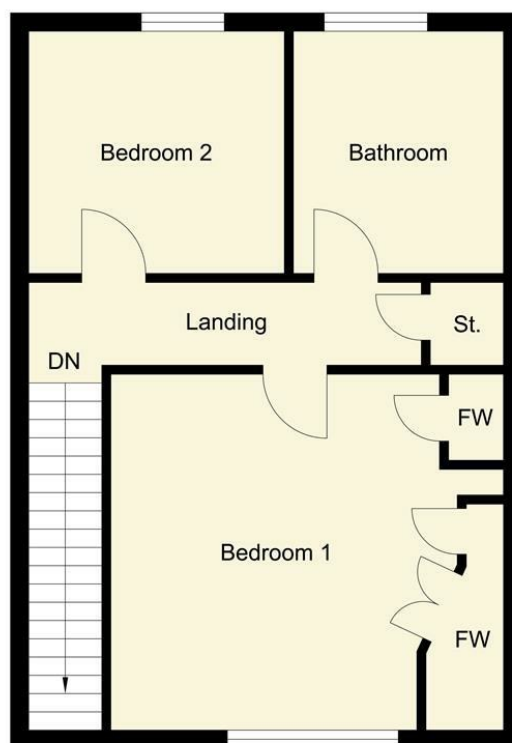
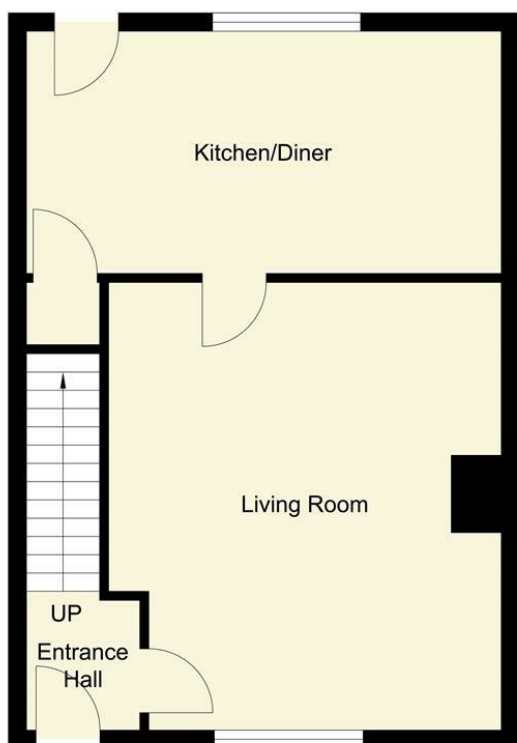




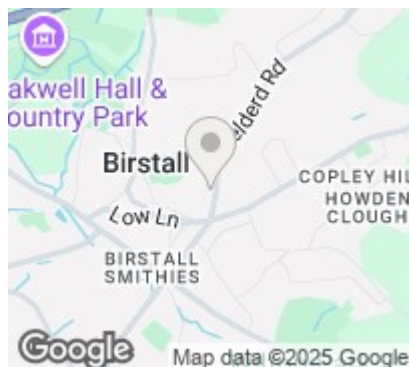
Additional Information

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

Floor Area - sq ft
Tenure - Freehold



40 Geldered Road



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 59 | 79 |
| 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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