

local  
properties

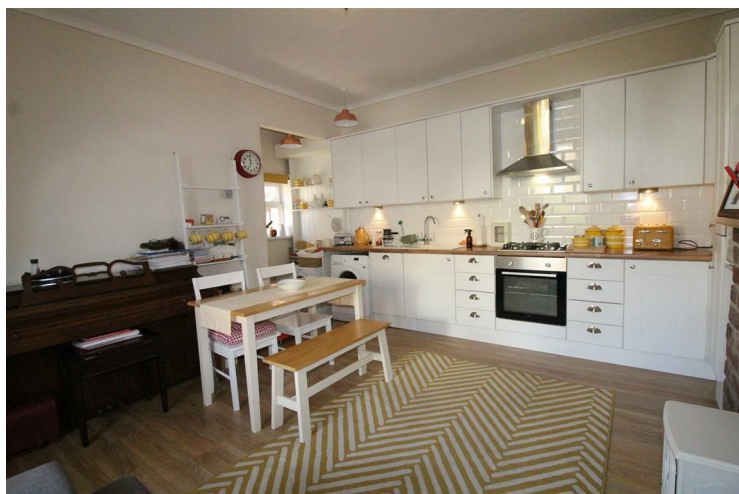
buy • sell • let



## 9 Colbeck Terrace Batley, WF17 7HQ

**£94,950**  
**Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM TERRACE HOUSE - OPEN PLAN LOUNGE & KITCHEN WITH SOME INTEGRATED APPLIANCES - ENCLOSED GARDEN TO FRONT - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed patio garden and on street parking. Located close to amenities, this property would make an ideal first purchase or buy to let investment and viewing is recommended.





• WELL PRESENTED TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE WITH KITCHEN AREA

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

### LOUNGE WITH KITCHEN AREA

17'4" x 15'5"

With base and wall units incorporating composite sink and mixer tap. Gas hob, electric oven and extractor. Integrated dishwasher. Plumbing for automatic washing machine.

Tiled splashbacks. Brick fireplace surround. Shelving to recess. Laminate flooring. Access to cellar. Windows to front and side. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Access to boarded loft. Window to side.

### BEDROOM ONE

10'5" x 9'6"

With fitted wardrobes. Window to front. Radiator.

### BEDROOM TWO

9'10" x 7'2"

With storage cupboard. Window to front. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

### EXTERIOR

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

### DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and continue to the traffic lights at the end. Turn left onto West Park Road and take the third left onto West Park Grove. Colbeck Terrace will be found on the right hand side with number 7 signified by our For Sale board.

### NOTE

Some household items are available by separate negotiation.



- SOME INTEGRATED KITCHEN APPLIANCES •
- BOARDED LOFT •
- ENCLOSED PATIO GARDEN



- ON STREET PARKING • READY TO MOVE INTO ACCOMMODATION • ENERGY RATING - D • NO CHAIN



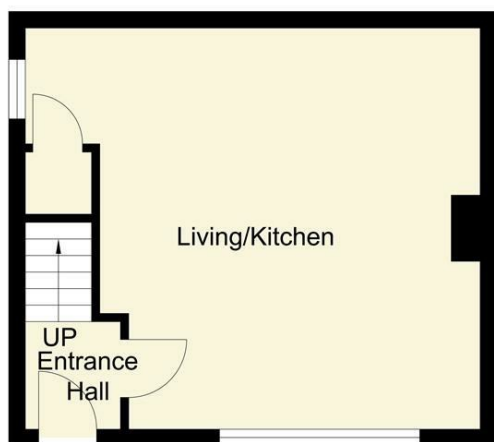




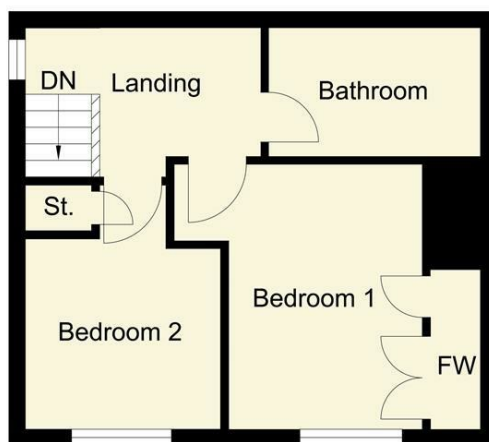
## Additional Information

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

**Floor Area** - sq ft  
**Tenure** - Freehold

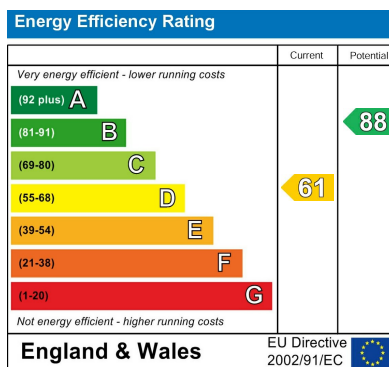


Ground Floor



First Floor

## 9 Colbeck Terrace



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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