

local
properties

buy • sell • let



2 Nelson Street Batley, WF17 9ER

£695 PCM

**** ONE BEDROOM 1st FLOOR APARTMENT - INTEGRATED APPLIANCES - SHOWER ROOM - PARKING TO REAR - SUIT SINGLE PROFESSIONAL/COUPLE - WATER RATES & WIFI INCLUDED - AVAILABLE NOW **** The property has electric heating, PVCu double glazing, intercom entry system & comprises: entrance vestibule, lounge with kitchen area and integrated appliances, double bedroom, shower room. To the outside, there is off street parking to the rear of the property. Located in Birstall Town Centre close to all local amenities, the property offers excellent transport links to Leeds & Wakefield and is within 1 mile of the M62. Ideally suiting a single person or couple, viewing is recommended. Deposit £800. Council Tax Band - A. Sorry no pets.



- One Bedroom 1st Floor Apartment • Lounge With Kitchen Area • Integrated Appliances • Shower Room

ENTRANCE HALL

Laminate floor. Intercom entry telephone. Inset spotlights. Radiator.

LOUNGE WITH KITCHEN AREA

Laminate flooring and inset spotlights. Base and wall units incorporating asterite sink and mixer tap. Halogen hob, electric oven and extractor hood. Integrated fridge freezer and automatic washing machine. Breakfast bar. Window to front. Radiator.

BEDROOM

Laminate flooring. Inset spotlights. Window to rear. Radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising: walk in shower, vanity wash hand basin, low flush wc. Ceramic tiled floor and inset spotlights. Heated towel rail.

EXTERIOR

Off street parking to the rear with security lighting and electric car charging port.

NOTE

Children - no

Pets - no

Smokers - outside only

The property is available now

DIRECTONS

From Birstall Town Centre proceed up Smithies Lane and turn right at the T junction onto Low Lane which runs into Nelson Street. The property will be found on the left hand side and is signified by our To Let board.



- Modern Décor & Laminate Flooring Throughout
- Off Street Parking To Rear
- Suit Single Professional/Couple
- EPC - D
- Deposit - £800
- Available Now





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