

local  
properties

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## 946 Bradford Road Batley, WF17 9PE

£900 PCM

\*\*\*\*\* TWO BEDROOM DETACHED HOUSE - LOUNGE & DINING KITCHEN - FOUR PIECE BATHROOM SUITE - LOW MAINTENANCE GARDENS & OFF STREET PARKING - AVAILABLE NOW \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen, rear vestibule, cellar, landing, two bedrooms, bathroom. To the outside, there is a paved garden to the front, patio garden to the rear and driveway to the side. Located close to all amenities, the property gives easy access to neighbouring towns and the nearby motorways. Deposit - £1035



• Two Bedroom Detached House • GCH & PVCu DG • Lounge & Dining Kitchen • Four Piece Bathroom

#### ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

#### LOUNGE

Fireplace surround with fitted gas fire. Coving to ceiling.  
Window to front. Radiator.

#### DINING KITCHEN

With base and wall units incorporating stainless steel sink unit.  
Gas cooker. Plumbing for automatic washing machine.  
Fireplace surround with fitted gas fire. Access to cellar. Window to rear. Radiator.

#### REAR VESTIBULE

Door to rear.

#### CELLAR

Extra storage space.

#### LANDING

Radiator.

#### BEDROOM ONE

Walk in storage cupboard. Two windows to front. Two radiators.

#### BEDROOM TWO

Window to rear. Radiator.

#### BATHROOM

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

#### EXTERIOR

Paved garden to the front of the property. Patio garden to the rear with outhouse. Driveway to the side providing off street parking.

#### DIRECTIONS

From Birstall Centre proceed down Smithies Lane and turn right at the traffic lights onto Bradford Road. Number 946 will be found on the right hand side and is signified by our To Let board.

#### NOTE

Children - yes

Pets - to be discussed, sorry no cats

Smokers - outside only

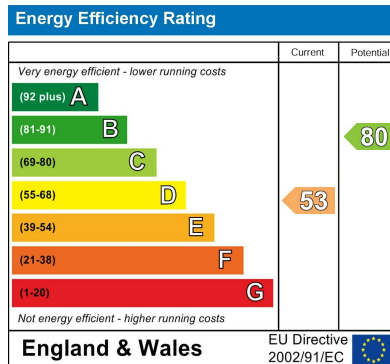
The property is available Now.





- Gardens Front & Rear • Off Street Parking • Council Tax Band - C • EPC - E • Deposit - £1035 • Available Now





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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