

local  
properties

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## 27 Tichbourne Street Batley, WF17 7QW

£179,950  
Freehold

\*\*\*\*\* IMPRESSIVE END TOWN HOUSE - TWO DOUBLE BEDROOMS - NEW KITCHEN 2023 & NEW BATHROOM 2022 - GENEROUS PLOT - GARDEN ROOM & OFF STREET PARKING \*\*\*\*\* This property which has been much improved by the vendor has gas central heating and PVCu double glazing and comprises: breakfast kitchen, lounge, landing, two bedrooms, shower room. To the outside, there are low maintenance enclosed gardens with scope to extend (subject to the necessary consent being obtained) and off street parking for two vehicles. The rear garden also houses a garden room which could be used for a variety of purposes. Located close to all amenities, this property offers ready to move into accommodation and viewing is recommended.





• IMPRESSIVE TWO BEDROOM END TOWN HOUSE • NEW KITCHEN FITTED 2023 • NEW BATHROOM FITTED 2022

## KITCHEN

13'1" x 9'2"

With base and wall units incorporating pot sink. Gas range cooker. Plumbing for automatic washing machine. Tiled splashbacks. Breakfast bar. Granite tiled floor. Door and window to front. Radiator.

## LOUNGE

17'4" x 12'1"

Coving to ceiling and wall light points. Stairs to first floor. French doors to rear. Radiator.

## LANDING

Access to loft.

## BEDROOM ONE

11'9" x 9'2"

With storage cupboard. Window to front. Radiator.

## BEDROOM TWO

12'1" x 8'6"

Coving to ceiling. Window to rear. Radiator.

## SHOWER ROOM

Fully tiled with three piece suite comprising: Insignia shower cubicle, vanity wash hand basin, low flush wc.

Granite tiled floor. Heated towel rail. Extractor fan. Window to side.

## EXTERIOR

Gravelled garden to the front of the property. Enclosed low maintenance garden to the rear with composite decking, gravelled areas and garden room. Garden shed to the side. Off street parking for two cars to the rear.

## GARDEN ROOM

15'1" x 6'10"

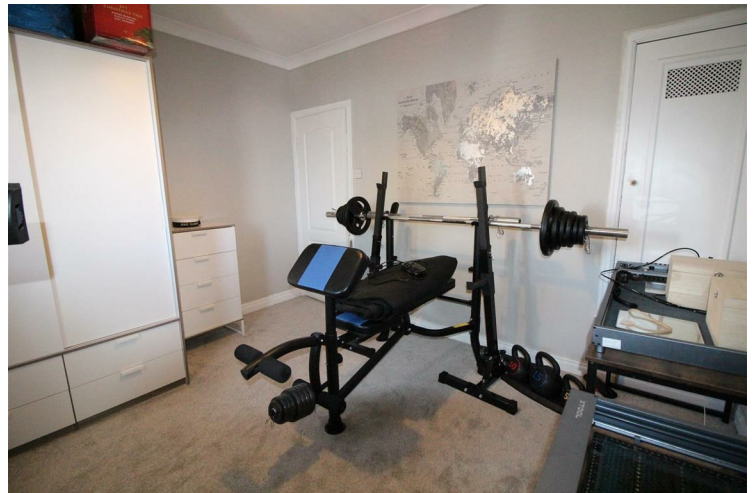
Soundproofed with laminate flooring, built in seating and bar. Two windows to side and french doors to front.

## DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto West Park Road and take the second right onto Deighton Lane. Take the next right onto Bunkers Lane and Tichbourne Street is the second turning on the right. Number 27 will be found on the left hand side, signified by our For Sale board.



- GCH & PVCu DG • SPACIOUS LOUNGE OVERLOOKING REAR GARDEN • GENEROUS PLOT WITH SCOPE TO EXTEND





• GARDEN ROOM/HOME OFFICE • OFF STREET PARKING TO REAR • EPC - C • VIEWING  
RECOMMENDED



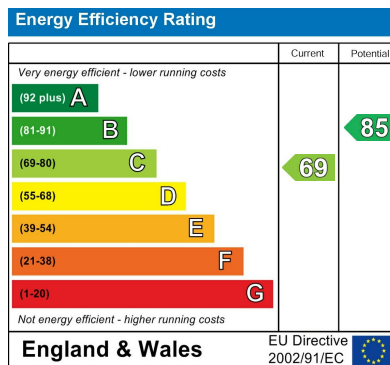




## Additional Information

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

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



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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