



63 Brookroyd Lane
Batley, WF17 0DA

£125,000
Freehold

***** TWO BEDROOM END TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - PRICED TO ALLOW FOR UPDATING - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, utility room, guest wc, two first floor bedrooms, bathroom. To the outside, there are small gardens to the front and side with land to the rear providing off street parking. Located close to Birstall centre and all amenities, the property is also within easy reach of the motorway network. A great investment opportunity, viewing is recommended.



• TWO BEDROOM END TERRACE HOUSE • ACCOMMODATION SET OVER THREE FLOORS • LOUNGE & DINING KITCHEN

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

18'4" x 14'9"

With windows to front and side. Two radiators. Door giving access to stairs to lower ground floor.

DINING KITCHEN

17'4" x 13'1"

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Window and door to side. Radiator.

UTILITY ROOM

6'10" x 4'11"

With base unit incorporating stainless steel sink. Plumbing for automatic washing machine.

GUEST WC

Part tiled with low flush wc and wash hand basin. Extractor fan.

FIRST FLOOR LANDING

With exposed stone wall and doors to both bedrooms and bathroom. Window to rear.

BEDROOM ONE

13'1" x 8'6"

With door giving access to bedroom two. Window to side. Radiator.

BEDROOM TWO

10'5" x 7'2"

With door to bedroom one. Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Window to front. Radiator.

EXTERIOR

Gardens to front and side.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for approximately 1/4 of a mile and Brookroyd Lane will be found on the left hand side. Number 63 Brookroyd Lane will be found on the left, at the junction with Church Road, and is signified by our For Sale board.



- UTILITY ROOM & GUEST WC • GCH & PVCu DG • GARDENS TO FRONT & SIDE • OFF STREET PARKING TO REAR • ENERGY RATING - D • NO CHAIN



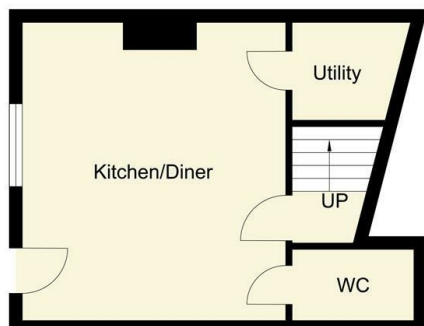




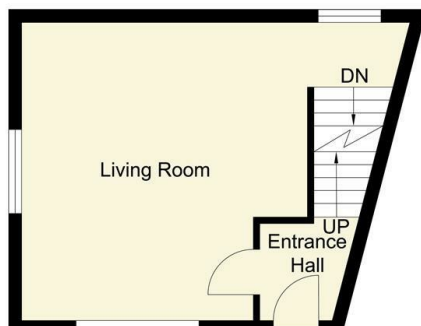
Additional Information

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

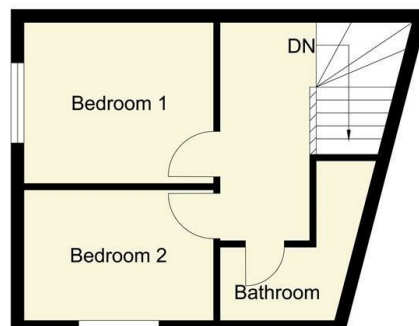
Floor Area - sq ft
Tenure - Freehold



Lower Ground Floor

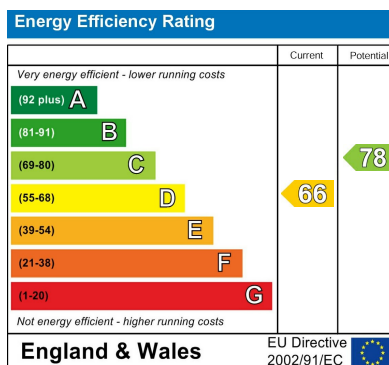


Ground Floor



First Floor

63 Brookroyd Lane



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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