

local  
properties

buy • sell • let



**15 Union Street  
Batley, WF17 9ED**

**£112,500**  
**Freehold**

\*\*\*\* WELL PRESENTED TWO BEDROOM END TERRACE - READY TO MOVE INTO - VILLAGE LOCATION - NO CHAIN \*\*\*\* This property benefits from gas central heating and PVCu double glazing. The accommodation briefly comprises: entrance vestibule, lounge and kitchen area with oven and hob, landing, two bedrooms and bathroom with three piece suite. Situated in the village being close to all local amenities and offers easy access to motorway network. in our opinion, this property would make an ideal first purchase or a buy to let investment and early viewing is recommended.





- WELL PRESENTED END TERRACE HOUSE • TWO DOUBLE BEDROOMS • GCH & PVCu
- DG • OPEN PLAN LOUNGE & KITCHEN

## ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

## OPEN PLAN LOUNGE & KITCHEN

17'4" x 13'9"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Coving to ceiling. Window to front. Radiator.

## CELLAR

Providing extra storage space.

## LANDING

Access to loft.

## BEDROOM ONE

13'9" x 11'9"

Window to front. Radiator.

## BEDROOM TWO

17'0" max x 7'10"

Window to front. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with

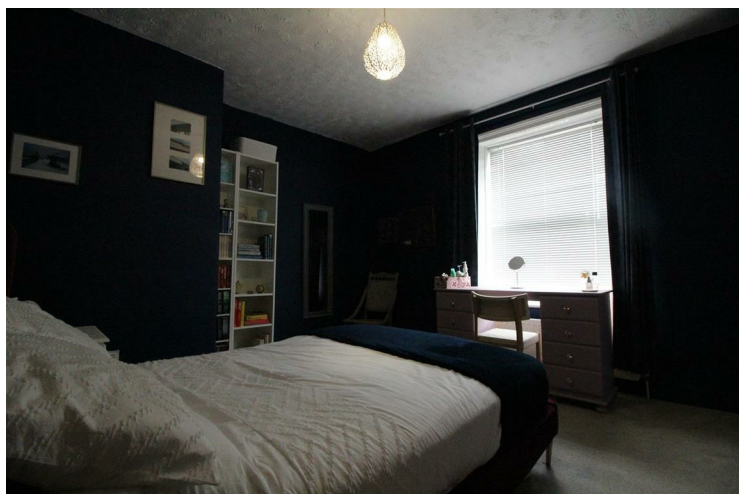
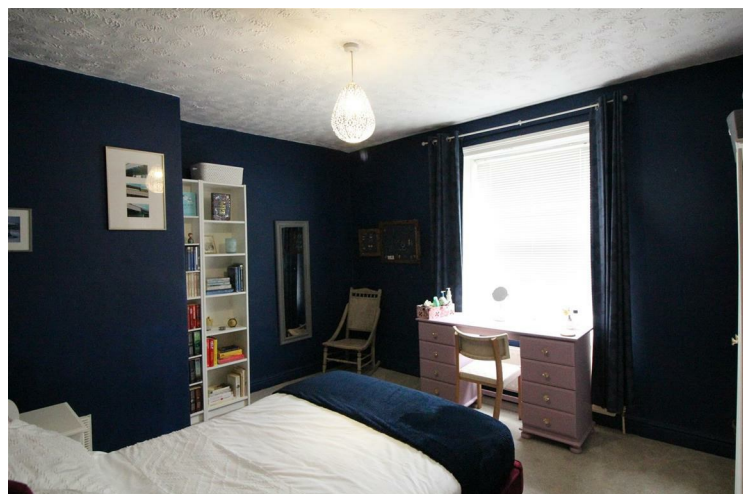
shower attachment, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

## DIRECTIONS

From Birstall centre proceed down Smithies Lane and Union Street is the second turning on the left. Number 15 will be found on the right hand side, signified by our For Sale board.



• ON STREET PARKING • TOWN CENTRE LOCATION • ENERGY RATING - D • NO CHAIN





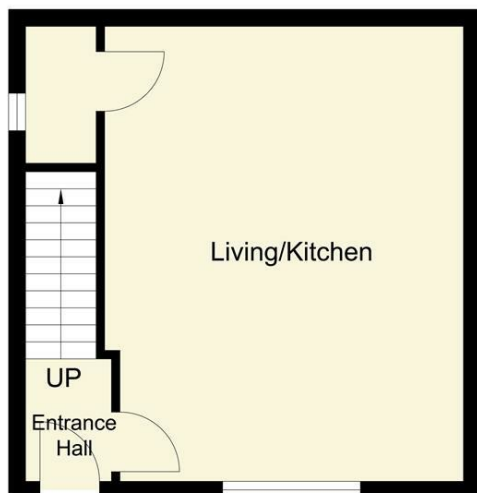




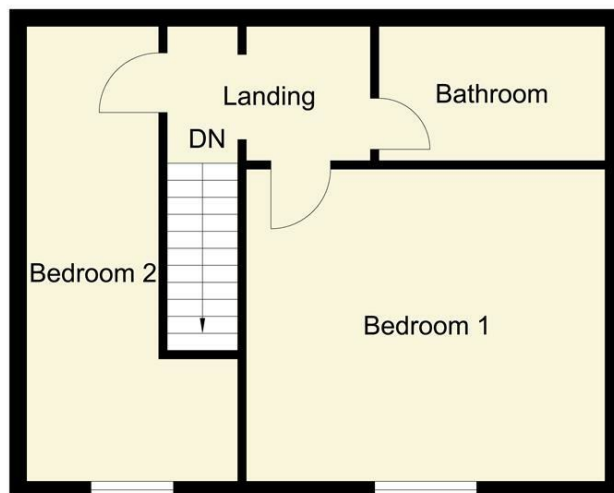
## Additional Information

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

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

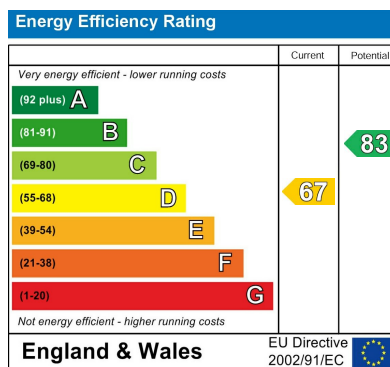


Ground Floor



First Floor

## Union Street



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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