

local  
properties

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## 2 Nelson Street Batley, WF17 9ER

£695 PCM

\*\*\*\*\* GROUND FLOOR ONE BEDROOM APARTMENT - INTEGRATED APPLIANCES - SHOWER ROOM - PARKING TO REAR - SUIT SINGLE PROFESSIONAL/COUPLE - WATER RATES & WIFI INCLUDED - AVAILABLE EARLY NOVEMBER 2025 \*\*\*\* The property has electric heating, PVCu double glazing, intercom entry system & comprises: entrance vestibule, lounge with kitchen area and integrated appliances, hall, 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, viewing is recommended. Deposit £800. Council Tax Band A



- Ground Floor Apartment • One Double Bedroom • Lounge With Kitchen Area • Integrated Appliances

#### ENTRANCE VESTIBULE

Laminate flooring. Inset spotlights. Intercom entry phone.

#### LOUNGE WITH KITCHEN AREA

Laminate flooring. Inset spotlights and wall light points. Base and wall units with asterite sink and mixer tap. Halogen hob, electric oven and extractor hood. Integrated fridge and washing machine. Windows to front and side. Two radiators.

#### HALLWAY

Laminate flooring. Inset spotlights.

#### BEDROOM

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

#### SHOWER ROOM

Fully tiled with ceramic tiled floor and three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Extractor fan. Heated rowel rail.

#### EXTERIOR

Parking to the rear of the property with security lighting and electric car charging port.

#### DIRECTIONS

From our office in Birstall proceed up Smithies Lane and turn right at the T junction onto Nelson Street. Number 2 will be found on the left hand side and is signified by our To Let board.

#### NOTE

Children - no

Pets - no

Smokers - outside only

The property is available early November





- Shower Room • Modern Décor & Laminate Flooring Throughout • Parking To Rear • EPC - D • Deposit - £800 • Available Early November





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