

local
properties

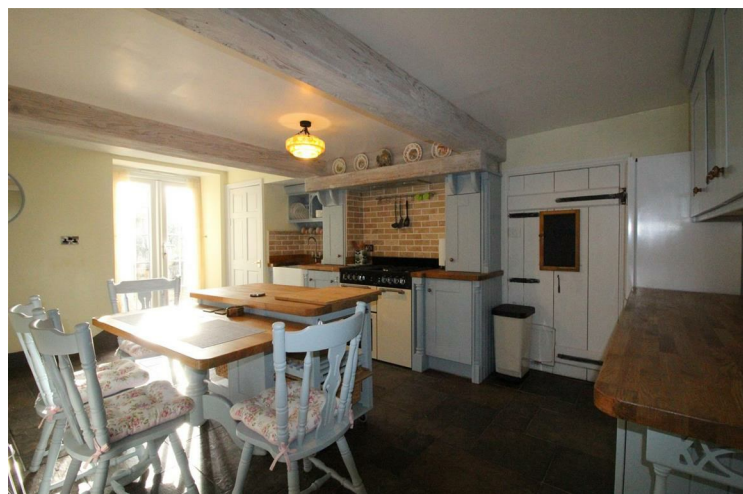
buy • sell • let



23 Bunkers Lane Batley, WF17 7QN

£800 PCM

**** WELL PRESENTED TWO BEDROOM COTTAGE - THREE STOREY ACCOMMODATION - AVAILABLE EARLY NOV 2025 **** The property has gas central heating, PVCu double glazing and briefly comprises: ground floor dining kitchen, landing, first floor lounge, landing, two bedrooms, bathroom. To the outside there are low maintenance gardens to the front with off street parking. The property is located in a popular residential area giving easy access to Dewsbury & District Hospital, neighbouring towns and the nearby motorways. In our opinion this would ideally suit a couple and viewing is highly recommended. Sorry no pets. Deposit - £920



- Two Bedroom Cottage • Accommodation Over 3 Floors • Deposit - £890 • Dining Kitchen With Range Cooker

DINING KITCHEN

Base and wall units with Solid oak worktops and Belfast sink. The following appliances are included: range cooker with gas hob and electric ovens, extractor unit, integrated dishwasher, automatic washing machine, frost free fridge freezer. Understairs walk in storage pantry. Powerdock/ phone charger. Slate floor. Feature beams to ceiling. French doors to front. Radiator.

STORAGE CELLAR

Useful storage area with power, light and vaulted ceiling. Radiator.

VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

Beams to ceiling and plate rack. Fitted storage cupboards. Windows to front and rear. Two radiators.

LANDING

Window to rear. Radiator.

BEDROOM ONE

Fitted wardrobes and dressing table. Window to front. Radiator.

BEDROOM TWO

Fitted wardrobe. Window to front. Radiator.

BATHROOM

Three piece suite comprising: bath with electric shower and further power shower over (operated via gas central heating) and screen, pedestal wash hand basin, low flush wc. Part travertine tiled and part wood panelled walls. Travertine tiled floor. Radiator.

EXTERIOR

Private south facing patio garden to front. Large double gated gravelled driveway providing off street parking for three cars or vans. CCTV.

HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and at the traffic lights go straight ahead onto Smithies Moor Lane. At the top turn left onto White Lee Road and continue to the traffic lights. Go straight ahead onto Common Road and take the second left onto Bunkers Lane. Number 23 is on the left and can be identified by our To Let board.

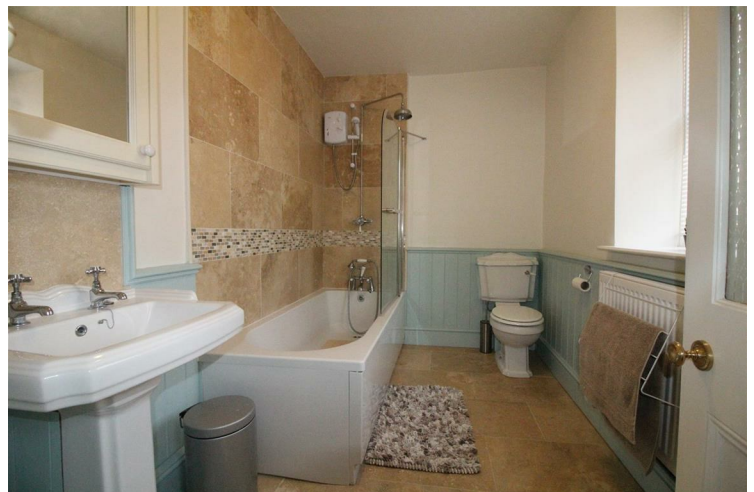
NOTES

Pets - No

Children - Yes

Smokers - Outside Only

Available November 2025



- Spacious 1st Floor Lounge • Fitted Bedroom Furniture • Bathroom With Shower • Gardens & Parking • EPC - E • Available Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Birstall Lettings
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

