

local  
properties

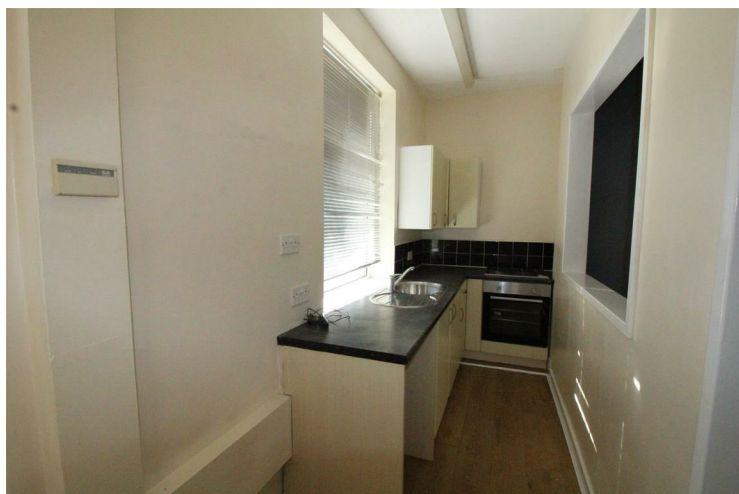
buy • sell • let



## 184 Commonside Batley, WF17 6EB

£675 PCM

\*\*\*\*\* TWO BEDROOM REAR BACK TO BACK - GARDEN TO FRONT & OPEN ASPECT - CONVENIENT FOR BATLEY TRAIN STATION - AVAILABLE NOW \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: lounge, kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed garden to the front with open outlook over woodland and on street parking. Ideally located for access to Batley, Dewsbury, neighbouring towns and the nearby motorways, this property would suit a couple or small family and viewing is recommended . Deposit - £775. Council Tax Band A. Sorry no pets.





- Two Bed Rear Back To Back • GCH & PVCu DG • Lounge & Galley Kitchen • Enclosed Garden • Open Outlook To Front

#### KITCHEN

With base and wall units incorporating stainless steel sink unit with mixer tap. Tiled splashbacks. Plumbing for automatic washing machine. Gas hob and electric oven. Radiator. Door and window to front.

Smokers - Outside Only

Pets - No

Children - Yes

Available Now

#### LOUNGE

Radiator. Access to cellar.

#### CELLAR

Extra storage space.

#### LANDING

Access to loft. Window to side.

#### BEDROOM ONE

Window to front. Radiator.

#### BEDROOM TWO

With borrowed light from bedroom one. Radiator.

#### BATHROOM

With three piece suite comprising: bath with shower attachment, vanity wash hand basin, low flush wc. Heated towel rail. Window to front.

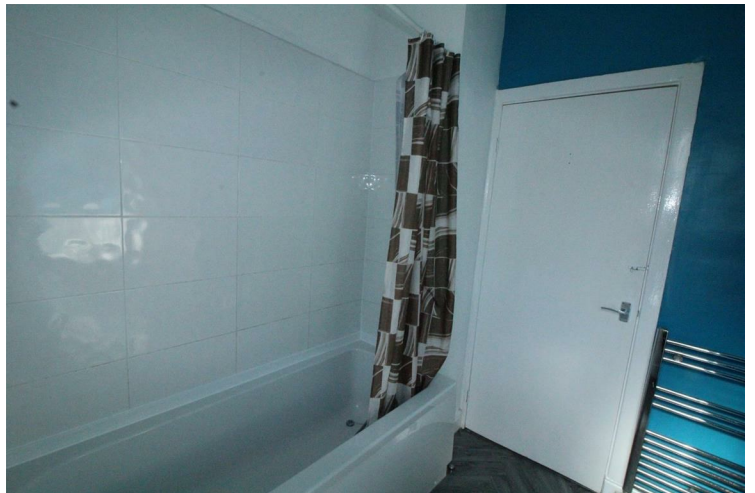
#### EXTERIOR

Enclosed garden to the front rear of the property with open outlook over woodland. On street parking.

#### DIRECTIONS

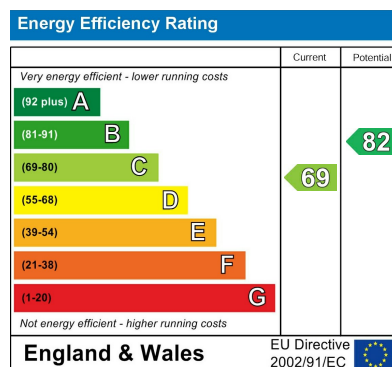
From Dewsbury Town Centre proceed up Crackenedge Lane which runs into Commonsides. Number 184 will be found on the right hand side, signified by our To Let board. The property is to the rear.

#### NOTES



- Convenient Location • Council Tax Band A • EPC - D • Deposit - £775 • Available Now





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/>

