

local
properties

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47 Batley Field Hill Batley, WF17 0AY

£1,450 PCM

**** FOUR BEDROOM DETACHED BUNGALOW - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - LOW MAINTENANCE GARDENS, DRIVE & GARAGE - SOUGHT AFTER RESIDENTIAL AREA - AVAILABLE NOW **** This property has gas central heating and double glazing and comprises: entrance vestibule, hallway, lounge, dining kitchen, two ground floor bedrooms, bathroom, separate wc, two first floor bedrooms, bathroom. To the outside, there are paved gardens to three side, drive and garage with attached workshop. Located between Batley & Morley, the property is conveniently placed for access to the motorways. Deposit £1670. Council Tax Band - D. Sorry no pets.



- Four Bed Detached Bungalow • EPC - E • Deposit - £1380 • Redecorated Throughout • New Floor Coverings Laid

Entrance Vestibule

Door to front.

Entrance Hall

Cloaks cupboard. Coving to ceiling and picture rail. Radiator.

Lounge

Fireplace surround with tiled back and hearth and inset electric fire. Coving to ceiling and picture rail. Bay window to side and window to front. Two radiators.

Dining Kitchen

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor. Plumbing for automatic washing machine. Tiled splashbacks. Walk in pantry. Windows to rear and side and door to rear. Radiator.

Inner Hallway

Walk in storage cupboard. Stairs to first floor.

Bedroom One

Bay window to front. Two radiators.

Bedroom Two

Coving to ceiling. Window to side. Radiator.

Bathroom

Fully tiled with two piece suite comprising: walk in shower, pedestal wash hand basin. Window to side. Radiator.

Separate WC

Fully tiled with low flush wc and window to side.

Bedroom Three

Access to undereaves storage. Velux window to rear. Radiator.

Bedroom Four

Access to undereaves storage. Velux window to side. Radiator.

Bathroom

With three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

Exterior

Low maintenance gardens to the front, rear and side. Driveway to side leading to single detached garage with attached workshop.

Directions

From Birstall centre proceed up Leeds Road and turn right onto Upper Batley Lane. Continue for some distance and at the T junction turn right onto Upper Batley Low Lane. Turn left at the T junction onto Heaton Road and left again at the end on Batley Field Hill. Number 47 will be found on the right hand side, signified by our To Let board.

Note

Children - yes

Pets - no

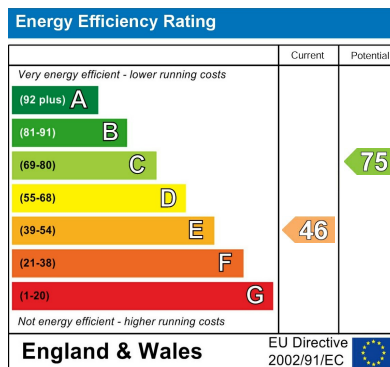
Smokers - outside only

The property is available now.



• 26' Lounge • Dining Kitchen • Two Bathrooms • Gardens, Drive & Garage • 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

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