

local
properties

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5 Jessops Mill 10 Station Road Batley, WF17 5SU

£550 PCM

***** AVAILABLE NOW - FIRST FLOOR STUDIO APARTMENT - SPACIOUS ACCOMMODATION WITH SEPARATE KITCHEN & INTEGRATED APPLIANCES - WITHIN WALKING DISTANCE OF BATLEY TRAIN STATION ***** This well presented studio has gas central heating, double glazing, intercom entry system, neutral decor throughout and window blinds. The accommodation comprises: communal entrance hallway, vestibule, 33' living room, separate kitchen with integrated oven, hob, fridge freezer and automatic washing machine, shower room. Close to the Train Station, this property would be an ideal base for a single person wishing to commute and viewing is recommended. Deposit - £630 Holding Fee £130. Council Tax Band A



• First Floor Studio • EPC Rating C • Deposit £630 • Double Glazed & Gas Central Heating • Suit Single Person

COMMUNAL ENTRANCE

With stairs to all floors.

ENTRANCE VESTIBULE

Intercom entry phone. Radiator.

LOUNGE AREA

TV and telephone points. Storage cupboard housing central heating boiler. Four windows to front elevation. Two radiators.

KITCHEN

With base and wall units incorporating stainless steel sink unit and mixer tap. Gas hob, electric oven and extractor hood. Integrated automatic washing machine and fridge freezer. Tiled splashbacks and ceramic tiled floor. Inset spotlights.

SHOWER ROOM

Part tiled with three piece suite comprising: walk in shower cubicle, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail.

EXTERIOR

On street parking close by. Secure bicycle storage in basement. Bin Store to rear.

DIRECTIONS

From our Birstall office proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance into Batley passing the Tesco superstore on your right. At the crossroads turn left onto Station Road where Jessops Mill is the first building on the right.

NOTES

Children - No

Pets - No

Smokers - outside only

Please note, there is no lift access at the property.

The property is available to view now



- 33` Living area • Separate Kitchen • Integrated Kitchen Appliances • Close to Train Station • Available Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(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

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