



17 Millers Croft Batley, WF17 0RL

£1,200 PCM

***** THREE BEDROOM DETACHED FAMILY HOME - LOUNGE & DINING KITCHEN - EN-SUITE SHOWER ROOM TO MASTER BEDROOM - ENCLOSED REAR GARDEN - DRIVE & GARAGE - AVAILABLE DECEMBER 2025 ***** This property has gas central heating and PVCu double glazing & comprises: entrance hall, guest wc, lounge, dining kitchen, landing, master bedroom with fitted wardrobes, en-suite shower room, two further bedrooms, family bathroom. To the outside, there are gardens front & rear, drive & garage. Located close to all amenities, it is within easy reach of neighbouring towns & cities & junction 27 of the M62. Deposit - £1380. Council Tax Band - D



• Three Bedroom Detached • Deposit £1380 • Lounge & Dining Kitchen • En Suite To Master Bedroom

ENTRANCE HALLWAY

Stairs to first floor. Door to front. Radiator.

LOUNGE

Window to front. Two radiators.

GUEST WC

With low flush wc & wash hand basin. Window to side. Radiator.

DINING KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated fridge freezer. Plumbing for automatic washing machine. Window & French doors to rear. Radiator.

LANDING

Airing cupboard. Access to loft. Window to side.

BEDROOM ONE

With fitted wardrobes. Inset spotlights. Window to front. Radiator.

EN SUITE SHOWER ROOM

Part tiled with three piece suite comprising: shower, wash hand basin, low flush wc. ceramic tiled floor. Window to side. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

With three piece suite comprising: bath with shower

attachment & screen, pedestal wash hand basin, low flush wc. Window to front. Radiator.

EXTERIOR

Open plan lawned garden to the front of the property. Enclosed rear garden which is mainly laid to lawn with decked patio. Driveway to the front. Single garage.

NOTE

Children - yes

Pets - Sorry no cats or dogs

Smokers - outside only

Available 1/12/25 - please note the minimum tenancy for this property is 12 months.

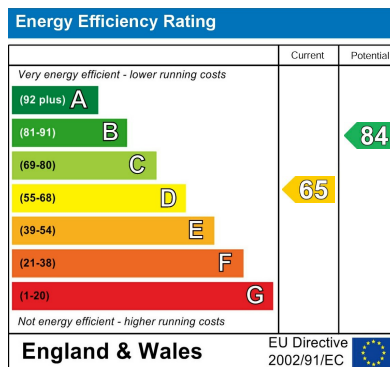
DIRECTIONS

From Birstall Town Centre proceed up Leeds Road and take the fifth right onto Upper Batley Low Lane. Take the second right onto Windmill Lane & Millers Croft is the first turning on the left. Turn left into the first cul-de-sac & number 17 will be found in the corner on the left hand side & is signified by our To Let board.



- Guest WC • Enclosed Rear Garden • Drive & Garage • Ideal Family Home • EPC - D • Available December 2025





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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