

local
properties

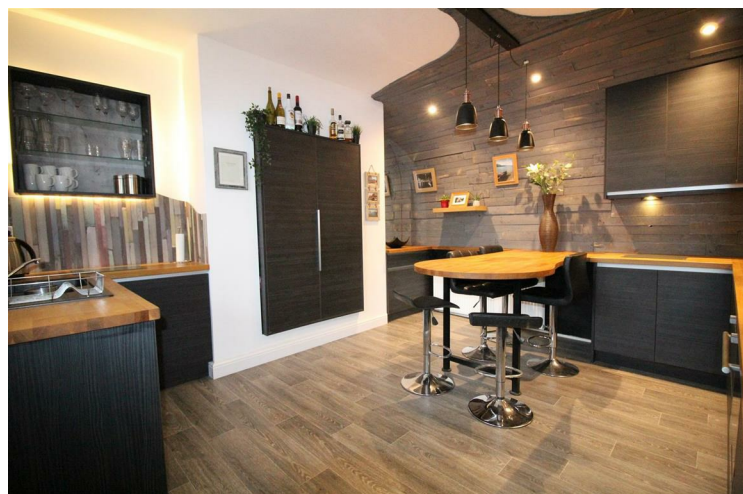
buy • sell • let



9 Yard Four Birstall, WF17 0DE

£895 PCM

**** WELL PRESENTED TERRACE HOUSE - TWO DOUBLE BEDROOMS - ACCOMMODATION OVER 4 FLOORS - AVAILABLE MID AUGUST 2026 **** This property has gas central heating and PVCu double glazing and comprises: dining kitchen, lounge, landing, double bedroom, shower room, loft bedroom. To the outside, there is a gravelled patio and decked veranda to the front of the property, carport and off street parking. Located in a courtyard, the property is within easy access of local amenities and half a mile from junction 27 of the M62. This spacious property would suit a couple or small family and viewing is recommended. Deposit - £1030. Council tax band A.



- End Terrace House • Two Double Bedrooms • Four Storey Accommodation • GCH & PVCu DG • Lounge & Dining Kitchen

DINING KITCHEN

With bespoke base and wall units incorporating inset asterite sink with mixer tap. Fitted breakfast bar. Halogen hob, electric oven and extractor hood. Plumbing for automatic washing machine. Stairs to first floor. Door and window to front. Radiator.

LOUNGE

Coving to ceiling and ceiling rose. Fitted shelving and storage. Fireplace surround. Window to front. Radiator.

ENTRANCE VESTIBULE

Stairs to second floor. Radiator. Door leading to decked balcony.

LANDING

Door to stairs to left bedroom. Airing cupboard. Window to side.

BEDROOM ONE

Laminate flooring. Window to front. Radiator.

SHOWER ROOM

With three piece suite comprising: walk in shower, vanity wash hand basin, low flush wc with hideaway cistern. Heated towel rail. Window to front.

LOFT BEDROOM TWO

Hanging rails to undereaves area. Fitted storage cupboard. Velux window to front. Radiator.

EXTERIOR

Gravelled patio to front. Decked balcony to first floor. Spacious carport and off street parking.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and

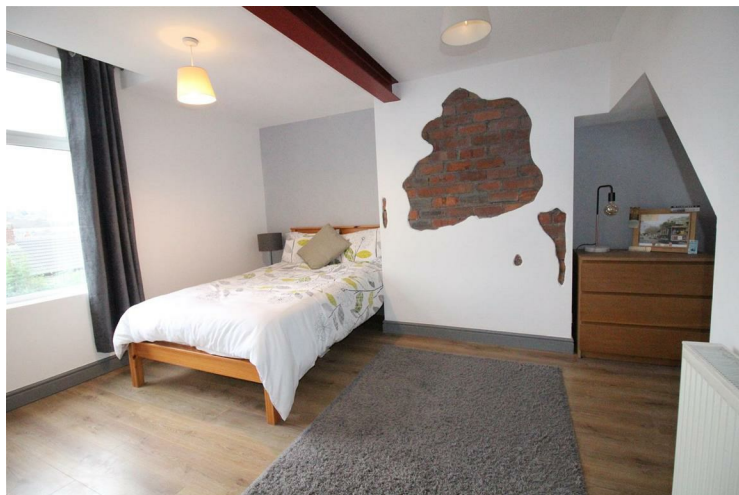
turn left at the traffic lights onto Bradford Road. Turn left onto Brookroyd Lane and continue passing the church on the left. Yard Four is a turning on the left had side into a courtyard where number 9 will be found on the left hand side. Our To Let board is situated on the corner of Yard Four & Brookroyd Lane.

NOTE

Children - yes

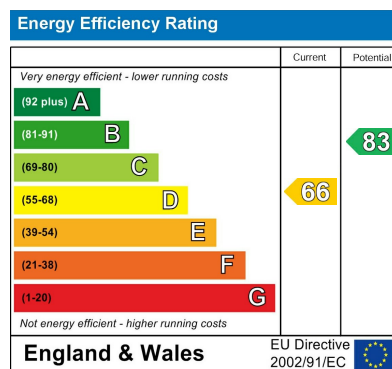
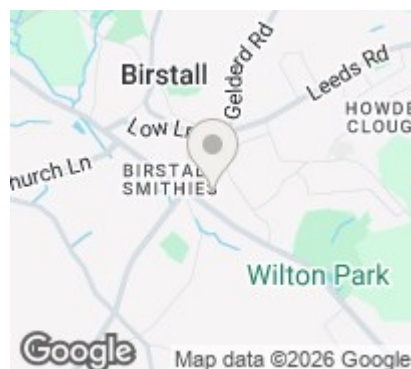
Smokers - outside only

Available - Mid August 2026



- Courtyard Setting • Carport & Off Street Parking • EPC - D • Deposit - £1030





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/>

