

local  
properties

buy • sell • let



**55A Field Head Lane  
Batley, WF17 9BJ**

**£1,100 PCM**

\*\*\*\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED - LOUNGE & DINING KITCHEN WITH INTEGRATED APPLIANCES - ENCLOSED GARDEN & OFF STREET PARKING - AVAILABLE NOW \*\*\*\*\* This property has, security alarm, gas central heating, PVCu double glazing and comprises: entrance hall, guest wc, lounge, dining kitchen with integrated appliances, landing, three bedrooms (one having fitted wardrobes), bathroom. To the outside, there is an enclosed rear garden with a patio area and two allocated parking spaces to the front. The property is ideally placed for access to all local amenities, Leeds City Centre and the motorway network. This is an ideal family home and viewing is recommended. Council Tax Band A. Deposit £1265.



• THREE BED SEMI DETACHED • GCH & D/G • EPC RATING C • FITTED WARDROBES TO  
BED TWO

**ENTRANCE VESTIBULE**

Stairs to first floor. Door to front. Radiator.

**LOUNGE**

Understairs storage cupboard. French doors to rear. Radiator.

**DINING KITCHEN**

Base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated automatic washing machine, slimline dishwasher and fridge freezer. Tiled splashbacks. Window to front. Radiator.

**GUEST WC**

With low flush wc and wash hand basin. Radiator.

**LANDING**

Access to loft. Radiator.

**BEDROOM ONE**

Window to front. Radiator.

**BEDROOM TWO**

Window to front. Radiator. Fitted wardrobes.

**BEDROOM THREE**

Window to rear Radiator.

**BATHROOM**

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Storage cupboard. Radiator. Window to front.

**EXTERIOR**

Enclosed lawned garden to the rear with block paved patio. Two allocated parking spaces to the front.

**HOW TO GET THERE**

From Birstall Town Centre proceed up Middlegate which runs into Field Head Lane. Number 55a will be found on the right hand signified by our To Let board.

**NOTES**

Children - Yes  
Smokers - outside only


The property is available now.



- DOWNSTAIRS WC • ENCLOSED REAR GARDEN WITH PATIO • OFF STREET PARKING FOR TWO CARS • DEPOSIT £1265 • CONVENIENT LOCATION • VIEWING RECOMMENDED





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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