



39 Mill Lane, Batley, WF17 6DZ  
Offers In The Region Of £145,000

**bramleys**



Situated in a popular residential area, is this good sized traditional mid terraced house. The well presented accommodation has been refurbished in recent years and boasts a modern open plan kitchen/living room, a useful utility cellar, two first floor bedrooms and a contemporary bathroom. Featuring uPVC double glazing and gas fired central heating system, the property is ready to move into and would make an ideal first time home. With garden space to the rear, an early viewing is strongly recommended to appreciate this beautiful property. Located within easy reach of local amenities and major road and rail links.

## GROUND FLOOR

### Living Room with Kitchen Area

20'4" x 14'11" (6.20m x 4.55m)

Accessed via a front uPVC door and having uPVC windows to both front and rear. This good sized room has a lounge area with with a central heating radiator and a door to the utility cellar. The modern and open plan kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. An inset four ring hob with chimney style extractor and built in under oven is set within the worktops and also creates a perfect dining space. A uPVC door leads out to the rear garden.

## LOWER GROUND FLOOR

### Utility Cellar

With some limited headroom, this tanked cellar provides a utility area with plumbing for a washing machine. There is a uPVC window, a wall mounted boiler and additional storage space.



## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

11'7" x 9'8" (3.53m x 2.95m)

With views to the rear via a uPVC window and having a central heating radiator.

### Bedroom 2

10'6" x 8'4" (3.20m x 2.54m)

Overlooking the front and having a central heating radiator and a uPVC window.

### Bathroom

Furnished with with a modern suite comprising of a shaped bath with shower and shower screen over, a wash basin and a WC. There is part tiling to the walls, a uPVC window and a central heating radiator.





### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### OUTSIDE

To the front of the property is a small forecourt garden with outer walling and path to the front door. To the rear, steps lead down to a lawned garden area with paved seating space.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

Freehold

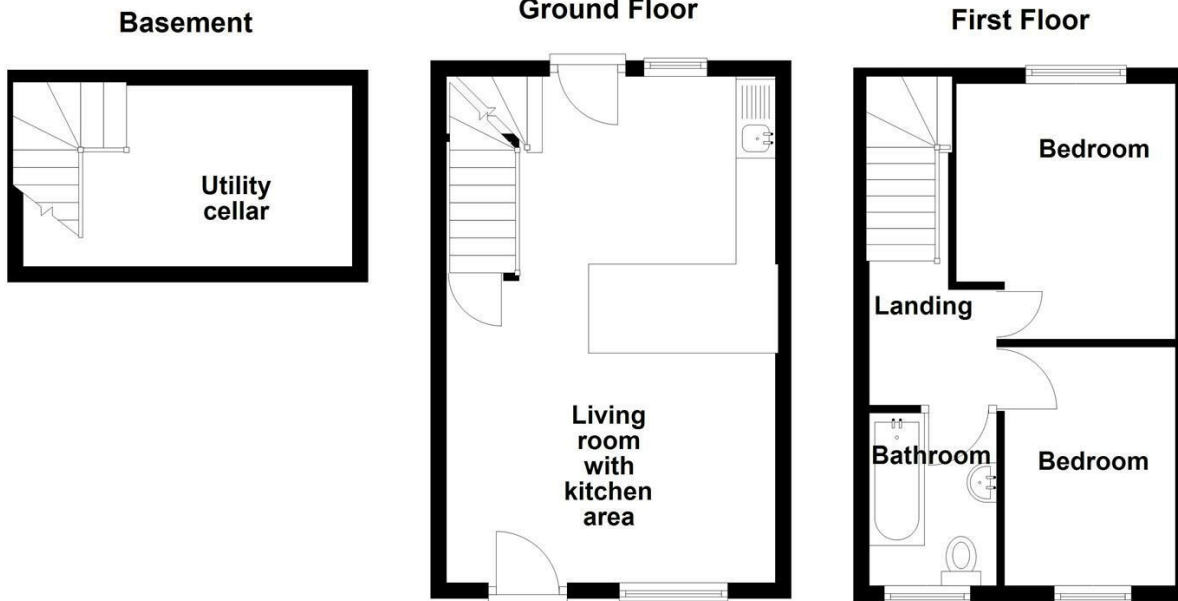
### COUNCIL TAX BAND:

A





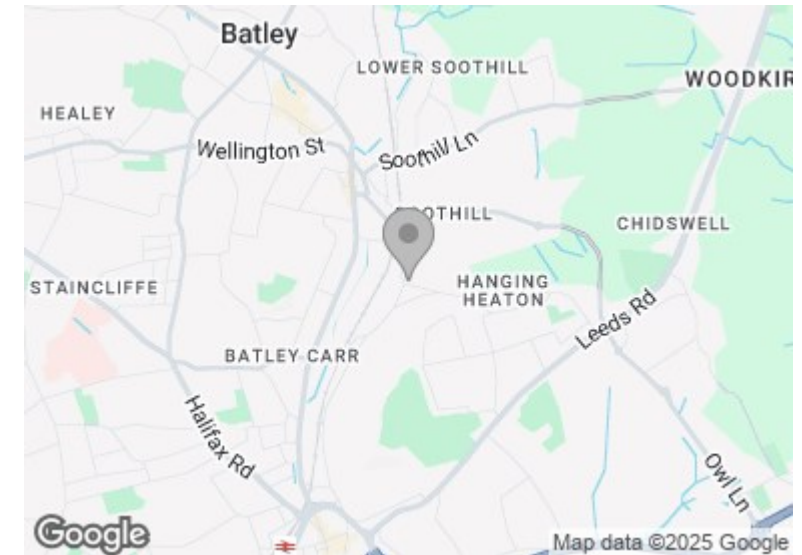
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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