



232 Upper Batley Low Lane Batley, WF17 0JF

£725 PCM

***** ONE BEDROOM COTTAGE - GCH & PVCu DG - AVAILABLE NOW ***** This well presented property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, double bedroom, bathroom. To the outside, there is an enclosed patio garden to the front and on street parking. With far reaching views to the front, the property is located in a popular area close to all amenities and within a mile of the M62. Ideally suiting a single person or couple, viewing of this property is recommended. Deposit - £835.



• One Bedroom Cottage • Deposit - £835 • GCH & PVCU DG • Open Plan Lounge With Kitchen Area

ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

Pets - yes

Smokers - outside only

LOUNGE WITH KITCHEN AREA

Fireplace surround with inset electric fire. Access to cellar.

Base and wall units incorporating stainless steel sink unit.

Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Window to front. Radiator.

The property is available now

CELLAR

With radiator and providing extra storage space.

LANDING

Access to loft. Window to rear. Radiator.

BEDROOM

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc.

Storage cupboard. Window to rear. Radiator.

EXTERIOR

Enclosed garden to the front of the property and on street parking.

DIRECTIONS

From Birstall Town Centre proceed up Leeds Road to Howden Clough. Upper Batley Low Lane will be found on the right hand side and number 232 is of the right, signified by our To Let board.

NOTE

Children - yes



- Bathroom With Shower • Enclosed Patio Garden To Front • On Street Parking • Far Reaching Views Over Farmland To Front • EPC - tbc • Available Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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