

local  
properties

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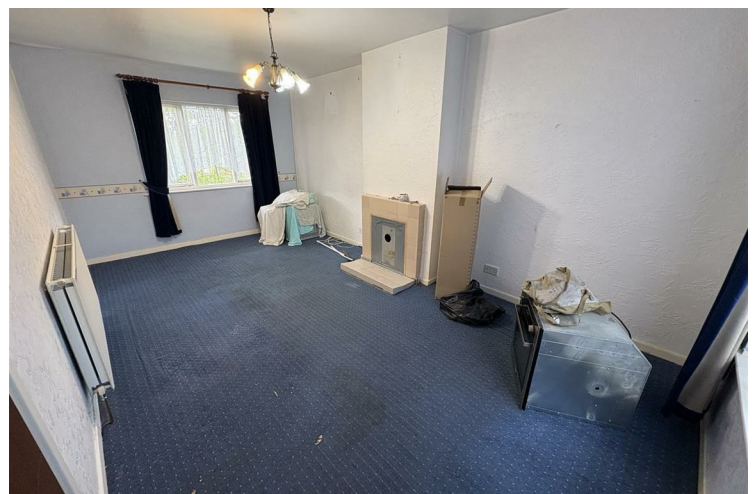


**5 Intake Lane  
Batley, WF17 0BS**

**£235,000**

**Freehold**

\*\*\*\*\* EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE - GROUND FLOOR BEDROOM & WET ROOM - REALISTICALLY PRICED - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, ground floor bedroom four/sitting room, hallway, wet room, landing, three first floor bedrooms, wet room, separate wc. To the outside, there are gardens to the front and rear and on street parking. Located close to all amenities, this property has been priced to allow for updating and an early viewing is advised.



- EXTENDED FOUR BED SEMI DETACHED • GAS C H & PVCu DOUBLE GLAZED • GROUND FLOOR BEDROOM & WET ROOM

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

### LOUNGE

18'0" x 10'2"

With windows to front and rear. Radiator.

### DINING KITCHEN

18'0" x 8'10"

With base and wall units incorporating stainless steel sink unit. Electric oven. Plumbing for automatic washing machine. Understairs storage cupboard. Window to front and window and door to rear. Radiator.

### HALLWAY

Door to front.

### GROUND FLOOR BEDROOM FOUR/SITTING ROOM

11'9" x 9'10"

Velux windows and patio doors to rear.

### WET ROOM

Part tiled with shower, wash hand basin and low flush wc. Heated towel rail. Window to front.

### LANDING

Airing cupboard.

### BEDROOM ONE

12'1" x 10'2"

Storage cupboard. Window to front. Radiator.

### BEDROOM TWO

12'1" x 9'2"

Storage cupboard. Window to front. Radiator.

### BEDROOM THREE

8'2" x 7'2"

With fitted wardrobe. Window to rear.

### WET ROOM

Part tiled with shower and wash hand basin. Window to rear.

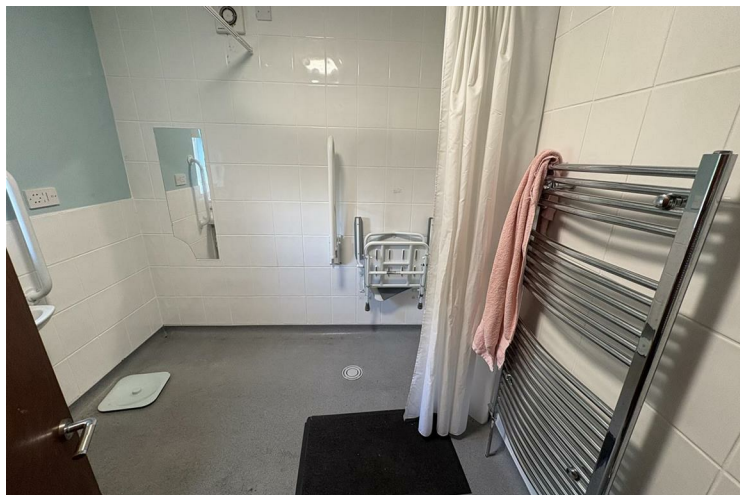
### SEPARATE WC

With low flush wc and window to rear.

### EXTERIOR

Gardens to the front and rear. On street parking to the front.

### DIRECTIONS



- LOUNGE & DINING KITCHEN • THREE FIRST FLOOR BEDROOMS & WET ROOM • ENERGY RATING - TBC

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Take the third left onto Brookroyd Lane and second right onto Intake Lane. Number 5 will be found on the right hand side, signified by our For Sale board.



- GARDENS FRONT & REAR • LOCATED CLOSE TO LOCAL AMENITIES • REALISTICALLY PRICED - NO CHAIN

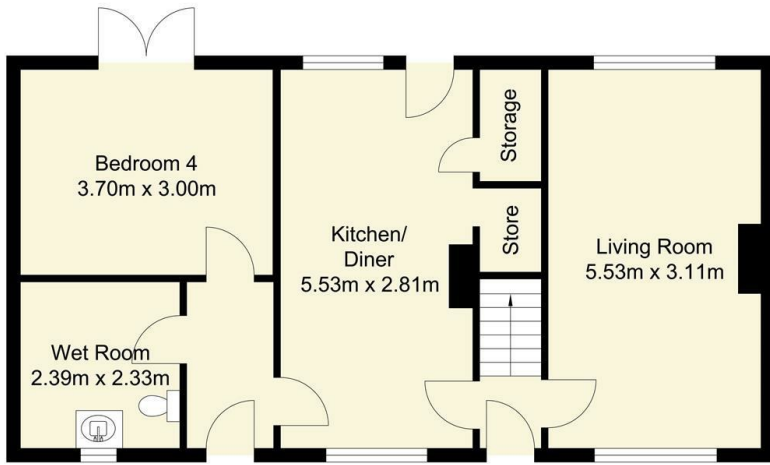




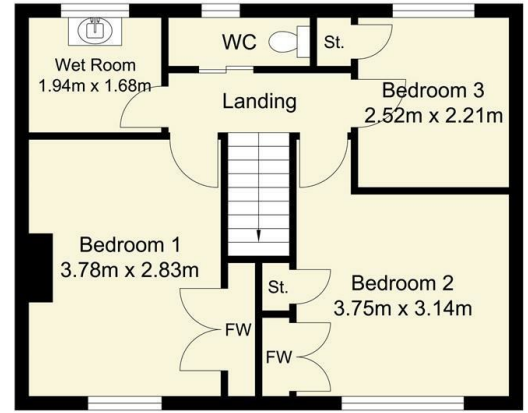
## Additional Information

**Local Authority** -  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Ground Floor



First Floor

**Intake Lane**



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	76
<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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