

local
properties

buy • sell • let



12 Jessops Mill 10 Station Road Batley, WF17 5SU

£650 PCM

***** WELL PRESENTED 2nd FLOOR APARTMENT - ONE DOUBLE BEDROOM - INTEGRATED KITCHEN APPLIANCES - CLOSE TO BATLEY TRAIN STATION - AVAILABLE NOW ***** This property has gas central heating and comprises: entrance hall, lounge with kitchen area, bedroom, shower room. Located close to all amenities, the property is within walking distance of Batley Train Station making it an ideal base for those wishing to commute to Leeds or Manchester. Deposit - £750. Sorry, no pets due to the headlease on the building. Council Tax Band A.



• WELL PRESENTED 2nd FLOOR APARTMENT • ONE DOUBLE BEDROOM • LOUNGE WITH KITCHEN AREA

ENTRANCE HALL

With intercom entry phone. Storage cupboard. Radiator.

LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated automatic washing machine and fridge freezer Tiled splashbacks. Ceramic tiled floor to kitchen area. Two windows to front. Radiator.

BEDROOM

Window to front. Radiator.

SHOWER ROOM

With three piece suite comprising: walk in shower, pedestal wash hand basin, low flush wc. Extractor fan. Heated towel rail.

EXTERIOR

Secure bicycle storage to cellar. Rear yard bin store.

HOW TO GET THERE

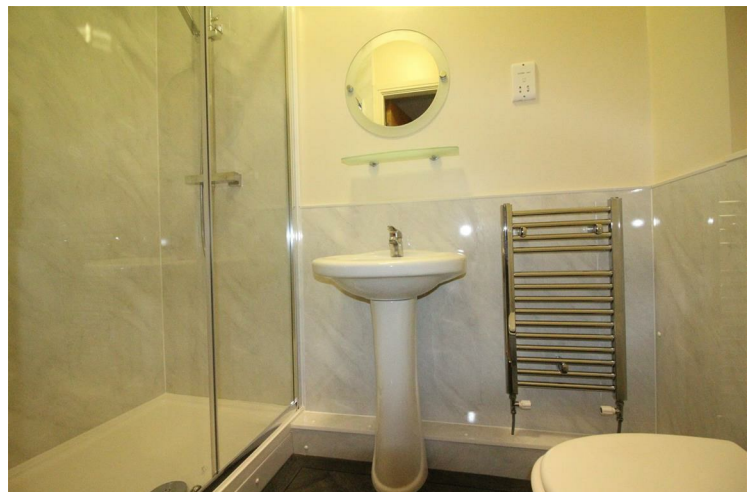
From our Birstall office proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance into Batley passing the Tesco superstore on your right. At the crossroads turn left onto Station Road where Jessops Mill is the first building on the right.

NOTE

Pets - no

Smokers - outside only

The property is available now



- INTEGRATED APPLIANCES • MODERN SHOWER ROOM • GAS CENTRAL HEATING • DEPOSIT - £750 • EPC - C • CLOSE TO BATLEY TRAIN STATION • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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