

7 Union Street

Batley, WF17 9ED

£109,950

Freehold

***** REAR BACK TO BACK - TWO DOUBLE BEDROOMS - TOWN CENTRE LOCATION - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance porch, lounge with kitchen area, cellar, landing, two double bedrooms, bathroom. There is an enclosed garden to the front of the property and on street parking. Located within walking distance of Birstall Town Centre the property is ideally placed for access to all local amenities and the motorways. This property would make a great first purchase or buy to let investment and viewing is recommended.





• REAR BACK TO BACK • TWO DOUBLE BEDROOMS • GCH & PVCu DG • LOUNGE WITH KITCHEN AREA

ENTRANCE PORCH

Door to front.

LOUNGE WITH KITCHEN AREA

15'1" x 14'0"

Tiled fireplace surround with fitted gas fire. Laminate flooring. Base and wall units with stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Window to front. Radiator.

CELLAR

Providing extra storage space.

LANDING

Giving access to first floor rooms.

BEDROOM ONE

14'8" x 12'3"

Window to front. Radiator.

BEDROOM TWO

15'6" x 7'7"

Walk in storage cupboard. Window to front. Radiator.

BATHROOM

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

EXTERIOR

Enclosed paved garden to the front of the property. On street parking.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane. Union Street is the second turning on the left where number 7 will be found on the right hand side, to the rear of number 5. It is signified by our For Sale board.





• ENCLOSED GARDEN • ON STREET PARKING • GREAT FIRST PURCHASE/BUY TO LET INVESTMENT • EPC - D • NO CHAIN



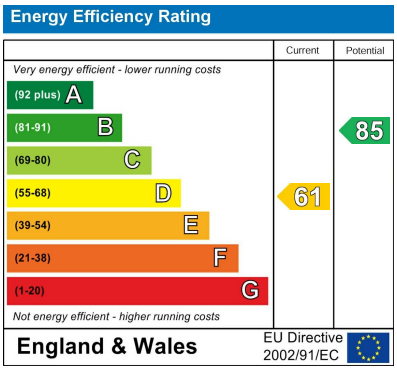


Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold





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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