



Leyland Road, Birstall Batley WF17 9JW

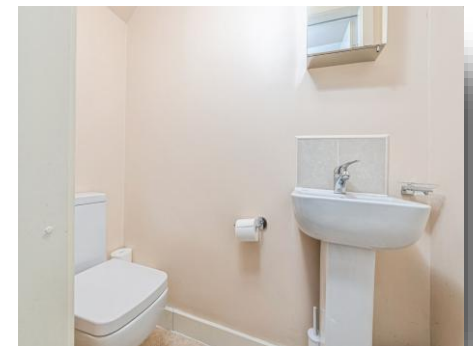
welcome to

Leyland Road, Birstall Batley

WHEREVER I WANDER, WHEREVER I ROAM, I COULDN'T BE FONDER OF MY WONDERFUL HOME... CALL TO VIEW THIS VERY WELL-PROPORTIONED PROPERTY TODAY!



Offered for sale in this popular area of Birstall is this well-presented semi-detached property offering accommodation over three floors, with great proportions throughout. The property briefly comprises: lounge, kitchen/diner, downstairs WC, utility room, three good sized bedrooms. Externally, there is a driveway providing off street parking leading to the integral garage and to round the property off there is an enclosed rear garden. The property is perfectly positioned for all local schooling, bus routes and Birstall town centre. The M62 motorway and Birstall retail and leisure parks are just a short drive away. William H Brown is Dewsbury insists you view today to appreciate what this wonderful family home has to offer! Don't miss it!



view this property online williamhbrown.co.uk/Property/DWS118122



welcome to

Leyland Road, Birstall Batley

- Three Bedroom Semi Detached Property
- Lounge, Kitchen Diner
- Downstairs WC
- Utility Room
- Driveway, Integral Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS118122 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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