



**3 Law Street**

**£79,950**

**Batley, WF17 8NQ**

**Freehold**

\*\*\*\*\* TWO BEDROOM TERRACE HOUSE - GCH & PVCu DG - LOUNGE WITH KITCHEN AREA - NO CHAIN \*\*\*\*\*

This property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. To the outside, there is a small paved garden to the front and on street parking. Located in a cul-de-sac off Bradford Road, the property is ideally placed for access to all amenities. An ideal first time purchase or buy to let investment, viewing is advised.



- TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE WITH KITCHEN AREA • SMALL PAVED GARDEN TO FRONT

### **ENTRANCE VESTIBULE**

Stairs to first floor. Door to front.

### **LOUNGE WITH KITCHEN AREA**

With base and wall units incorporating stainless steel sink unit.

Electric cooker point. Plumbing for automatic washing machine. Access to cellar. Window to front. Radiator.

### **CELLAR**

Providing extra storage space.

### **LANDING**

Access to first floor rooms.

### **BEDROOM ONE**

Window to front. Radiator.

### **BEDROOM TWO**

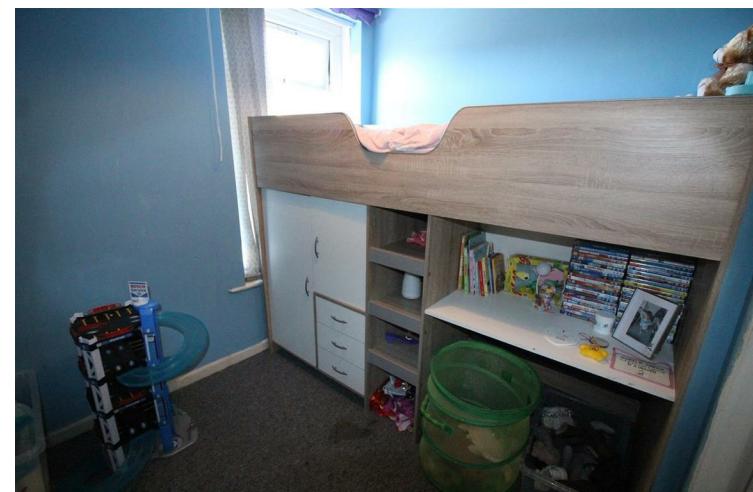
Window to front. Radiator.

### **BATHROOM**

With three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

### **EXTERIOR**

Small paved garden area to the front of the property and on street parking.



• CUL - DE -SAC LOCATION • CONVENIENT FOR ALL AMENITIES • EPC - D • NO CHAIN





Map data ©2026 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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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