



**9 Field Head Lane
Batley, WF17 9BE**

£600 PCM

**** ONE BEDROOM GRADE TWO LISTED COTTAGE - EXPOSED CEILING BEAMS - PARKING IN PRIVATE COURTYARD - AVAILABLE NOW **** The property benefits from gas central heating and PVCu double glazing. The accommodation briefly comprises: lounge with kitchen area, landing, master bedroom and modern bathroom with three piece suite. To the outside there is a small garden area to side (managed by landlord) and allocated parking within private courtyard accessed via electric gates. Ideally placed for access to local amenities. Deposit £690.



• ONE BED GRADE 2 LISTED COTTAGE • GAS C H & PVCu D GLAZING • LOUNGE & KITCHEN AREA

LOUNGE & KITCHEN AREA

Door and window to front. Base and wall units. Inset stainless steel sink and drainer. Electric cooker point. Plumbed for automatic washing machine. Exposed beams to ceiling. Feature brick fireplace. Stairs to first floor.

LANDING

Window to side. Radiator.

BEDROOM

Window to front. Radiator.

BATHROOM

Window to front. Part tiled. Three piece suite comprising: bath, pedestal wash hand basin and low flush wc. Storage cupboard. Heated towel rail.

EXTERIOR

Access to private courtyard via electric gates. One allocated parking space. Small garden area to side.

HOW TO GET THERE

From Birstall centre proceed along Low Lane. Turn right onto Middlegate and which runs into Field Head Lane. The Mount is the third turning on the right and gates will be found on the left hand side which give access to the courtyard where the property is situated. Number 9 Field Head Lane will be found to the left.

NOTES

Children - Yes

Pets - Yes

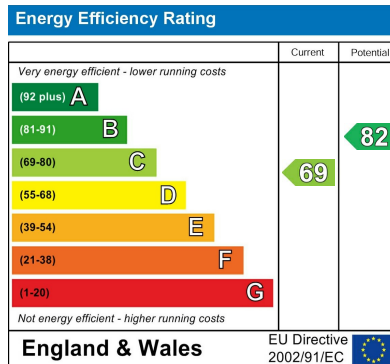
Smoking - Outside Only

Available now



• THREE PIECE BATHROOM SUITE • ENERGY RATING - C • SMALL GARDEN AREA TO
SIDE • ALLOCATED PARKING IN PRIVATE COURTYARD • DEPOSIT £690 • AVAILABLE NOW





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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