

local
properties

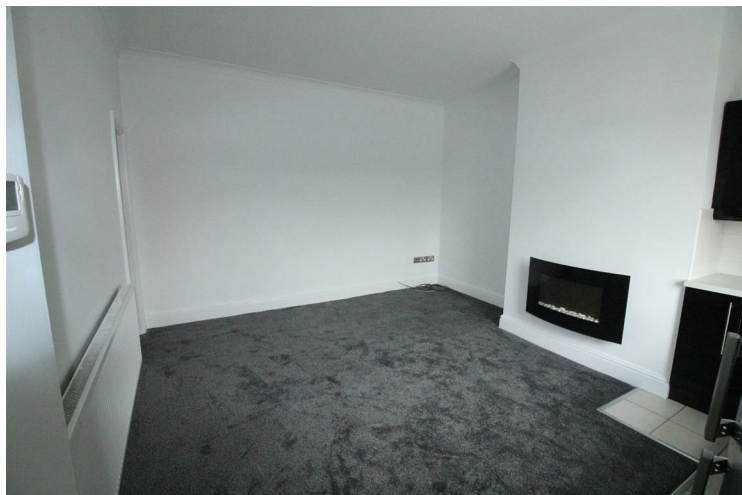
buy • sell • let



4 Ealand Road Batley, WF17 8HS

£675 PCM

***** ONE BEDROOM END TERRACE- REDECORATED AND NEW FLOOR COVERINGS THROUGHOUT - AVAILABLE NOW ***** This well presented property has gas central heating, PVCu double glazing. The accommodation comprises: entrance vestibule, lounge with kitchen area, cellar, landing, one bedroom and bathroom. To the outside, there is a small enclosed garden to the front and on street parking. The property is conveniently located with easy access to the M62 and nearby amenities. This property would ideally suit a couple and viewing is recommended. Deposit £775. Council Tax Band - A.



- ONE BEDROOMED TERRACE • REDECORATED & NEW FLOOR COVERINGS THROUGHOUT • GCH & PVCu DG

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

Smokers - outside only

Available now.

LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Wall mounted electric fire. Access to cellar. Window to front. Radiator.

LANDING

Window to side.

BEDROOM

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Heated towel rail. Window to front. Ceramic flooring.

CELLAR

Providing useful storage space.

EXTERIOR

Enclosed garden to the front.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance and turn right onto Pearl street at the junction turn left onto Ealand Road, where number 4 can be found on the right hand side signified by our To Let board.

NOTES



- OPEN PLAN LOUNGE & KITCHEN AREA • BATHROOM WITH SHOWER • ENCLOSED GARDEN TO FRONT • CONVENIENT LOCATION • DEPOSIT £775 • EPC TBC • VIEWING RECOMMENDED





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