



4 Jessops Mill 10 Station Road Batley, WF17 5SU

£625 PCM

***** ONE BEDROOM GROUND FLOOR APARTMENT - REDECORATED THROUGHOUT - OPEN PLAN LOUNGE WITH KITCHEN AREA - INTEGRATED APPLIANCES - SHOWER ROOM - CLOSE TO BATLEY TRAIN STATION - AVAILABLE NOW ***** This property has gas central heating and double glazing and comprises: entrance hall, lounge with kitchen area, double bedroom, shower room. Located close to the train station and all amenities, this property would ideally suit a single person or couple. Deposit - £720.



- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LOUNGE & KITCHEN AREA
- INTEGRATED KITCHEN APPLIANCES

ENTRANCE HALLWAY

Storage cupboard housing boiler. Intercom entry phone.

LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated fridge freezer and washing machine. Tiled splashbacks and ceramic tiled floor to kitchen area, Two windows to front. Two radiators.

BEDROOM

Window to front. Radiator.

SHOWER ROOM

Part tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail.

EXTERIOR

Secure bike store in basement.

NOTE

Children - no

Pets - no

Smokers - outside only

The property is available now

DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance passing Tesco on the right. Turn left at the next set of lights and Jessops Mill is the first building on the right. Parking is available in the car park opposite Jessops Mill.



- SHOWER ROOM • NEUTRAL DECOR THROUGHOUT • CLOSE TO BATLEY TRAIN STATION • DEPOSIT - £720 • EPC - C • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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