

local  
properties

buy • sell • let



## 52 Fieldhead Crescent Batley, WF17 9BP

£900 PCM

\*\*\*\*\* WELL PRESENTED SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - REDECORATED THROUGHOUT - ENCLOSED GARDEN & OFF STREET PARKING - AVAILABLE NOW \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, through lounge with dining area, fitted kitchen, landing, two bedrooms, bathroom. To the outside, there is an enclosed garden to the rear and block paving to the front providing off street parking for three vehicles. Located in a cul-de-sac, the property is ideally placed for all amenities in Birstall village, Junction 27 retail park and the nearby M62. An early viewing is advised. Deposit - £1035.



• WELL PRESENTED TWO BEDROOM SEMI DETACHED • GCH & PVCu DG • REDECORATED THROUGHOUT

#### ENTRANCE HALLWAY

Stairs to first floor. Laminate flooring. Door to front and window to side.

#### LOUNGE WITH DINING AREA

Laminate flooring. Fireplace surround with inset gas fire. Window to front and French doors to rear. Two radiators.

#### KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas cooker. Plumbing for automatic washing machine. Tiled splashbacks. Laminate flooring. Window to rear. Radiator.

#### LANDING

Access to loft. Window to side.

#### BEDROOM ONE

Window to front. Radiator.

#### BEDROOM TWO

Window to rear. Radiator.

#### BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Windows to rear and side. Radiator.

#### EXTERIOR

Enclosed garden to rear which is mainly laid to lawn with paved patio. Outhouse. Block paving to the front of the property providing off street parking for three vehicles.

#### DIRECTIONS

From Birstall centre proceed up Middlegate which runs into Field head Lane. Fieldhead Crescent is a turning on the right

hand side were number 52 will be found on the left, signified by our To Let board.

#### NOTE

Children - yes

Pets - yes

Smokers - outside only

The property is available now



- THROUGH LOUNGE WITH DINING AREA • FITTED KITCHEN • ENCLOSED REAR GARDEN • OFF STREET PARKING TO FRONT • EPC - tbc • DEPOSIT - £1035 • AVAILABLE NOW





| 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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