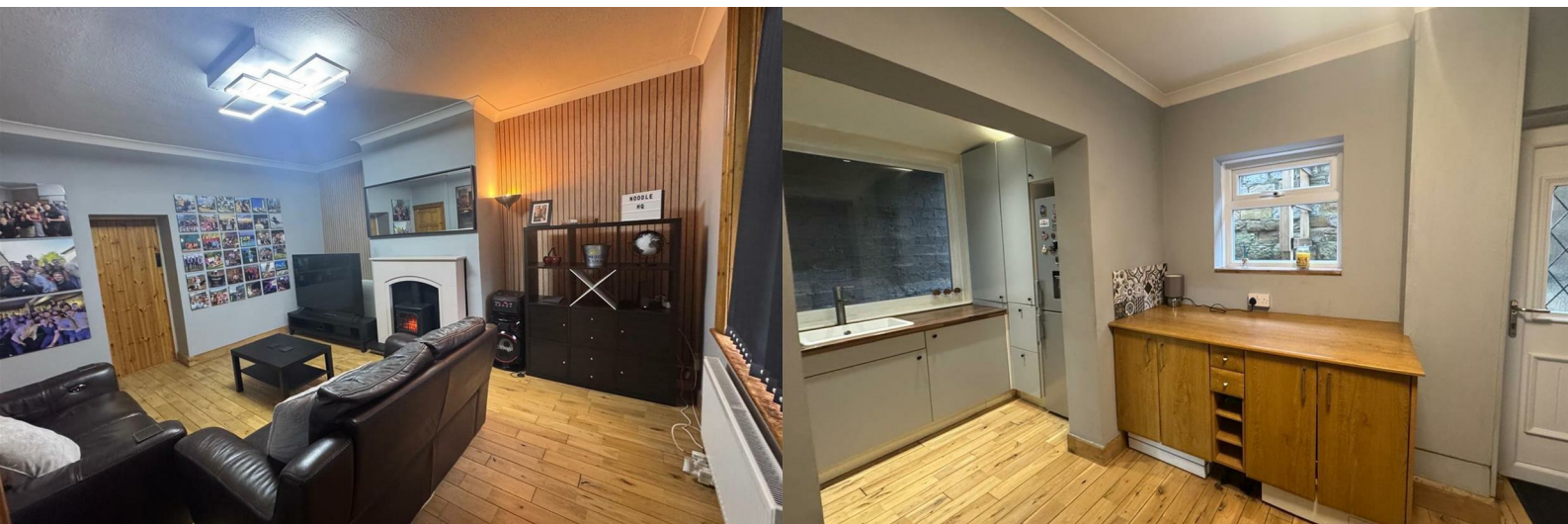




2 Leeds Road

Birstall, Batley, WF17 0EW

£155,000



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TWO BEDROOM SEMI DETACHEDIDEAL STARTER HOME***MUST BE VIEWED***

Ideal to first time buyers is this spacious and very well presented two bedroom semi detached that is located in an excellent position for access to the motorway and Leeds City Centre. Accommodation which comprises of; entrance lobby, lounge, cellar, dining room and kitchen, with two bedrooms and large bathroom to the first floor. An enclosed yard to the front and decked patio area to the rear with a side enclosed and gated storage area.

*****Contact YORKSHIRE RESIDENTIAL 012924 501333 to arrange a viewing*****

Entrance lobby

Stairs to first floor accommodation and radiator.

Lounge

16' x 13'7" (4.88m x 4.14m")

A multi fuel stove set into chimney breast but currently hidden behind the fire surround but is a working fire. Wooden flooring and radiator.

Cellar

Ideal for storage

Dining Room

10' x 9'7" (3.05m x 2.92m")

Matching wooden flooring from the lounge, radiator, access to the rear of the property and opening into the kitchen.

Kitchen

10' x 6'1" (3.05m x 1.85m")

A range of kitchen wall and base units with gas cooker point and extractor hood over. matching flooring from the dining room and Belfast style sink unit set into worktop.

Landing

Double Bedroom One

16'1" x 9'3" (4.90m x 2.82m")

Radiator.

Single Bedroom Two

12'8" max x 7'1" max (3.86m" max x 2.16m" max)

Bathroom

9'7" x 10'10" (2.92m" x 3.30m")

Four piece white modern suite which consist of a low flush wc, wash hand basin into vanity unit, walk in shower cubicle and a spa style bath. Inset spot lighting and heated towel rail.

Exterior

An enclosed yard to the front and decked patio area to the rear with a side enclosed and gated storage area.



Road Map



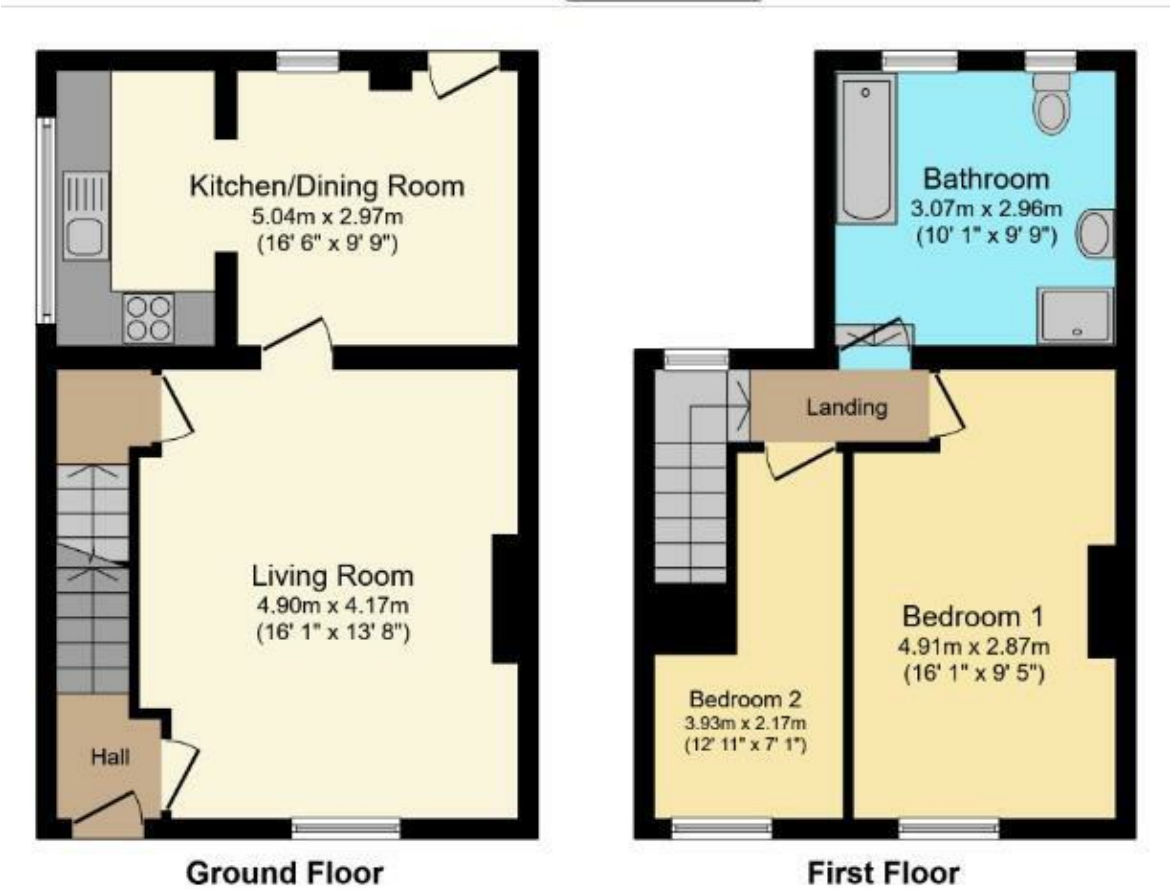
Hybrid Map



Terrain Map



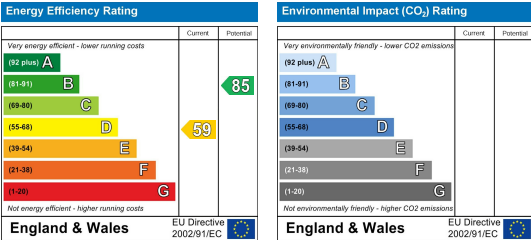
Floor Plan



Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.