

51 Middlegate

Batley, WF17 9HJ

£975 PCM

**** THREE BEDROOM SEMI DETACHED HOUSE - LOUNGE & DINING KITCHEN - GARDENS FRONT & REAR - CLOSE TO BIRSTALL TOWN CENTRE - AVAILABLE DECEMBER 2026 **** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, three bedrooms, bathroom, separate wc. To the outside, there are lawned gardens to the front and rear and on street parking. Located close to Birstall centre and all amenities, this is an ideal family home. Deposit - £1125. Council Tax Band - A





• Three Bedroom Semi Detached • Deposit £1125 • Energy Rating - C • G C H & PVCu D G • Lounge & Dining Kitchen

ENTRANCE VESTIBULE
Stairs to first floor. Door to front.

LOUNGE
With feature fireplace surround incorporating electric fire. Windows to front and rear. Radiator.

DINING KITCHEN
With base and wall units incorporating stainless steel sink unit. Gas cooker. Plumbing for automatic washing machine. Under stairs storage cupboard. Fireplace surround incorporating fitted gas fire. Windows to front and rear with door to rear. Radiator.

LANDING
Access to loft. Airing cupboard.

BEDROOM ONE
Window to front. Radiator.

BEDROOM TWO
With fitted wardrobes. Window to front. Radiator.

BEDROOM THREE
Window to rear. Radiator.

BATHROOM
Fully tiled with two piece suite comprising: bath with shower attachment, pedestal wash hand basin. Window to rear.

SEPARATE WC
With low flush wc and window to rear.

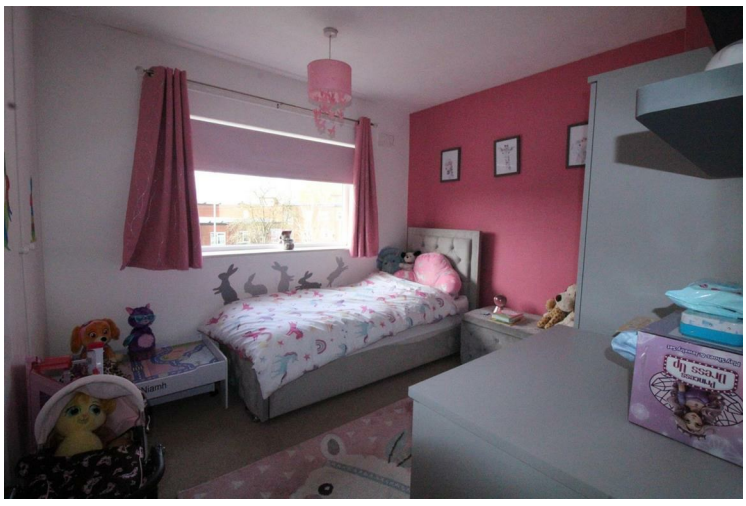
EXTERIOR
Lawned gardens to the front and rear of the property with borders having a selection of plants and shrubs. On street parking to the front.

DIRECTIONS
From our office in Birstall proceed up Smithies Lane and turn left onto Low Lane. Middlegate is the second turning on the right where number 51 will be found on the right hand side and is signified by our To Let board.

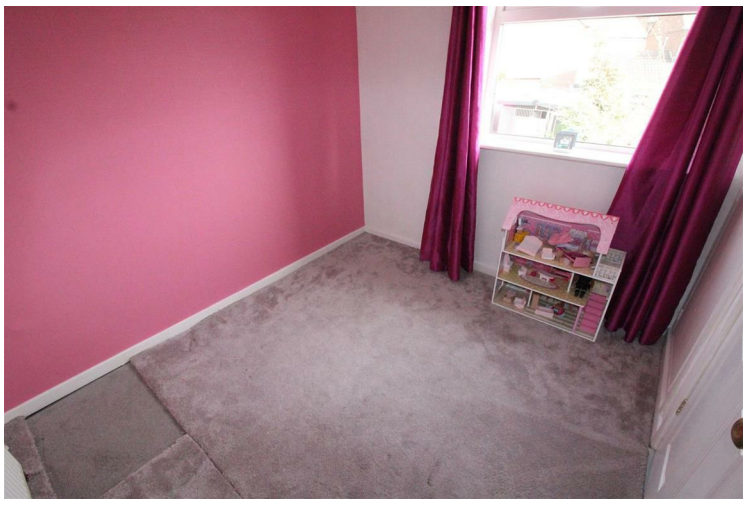
NOTE
Children - Yes
Pets - Yes
Smokers - Outside only

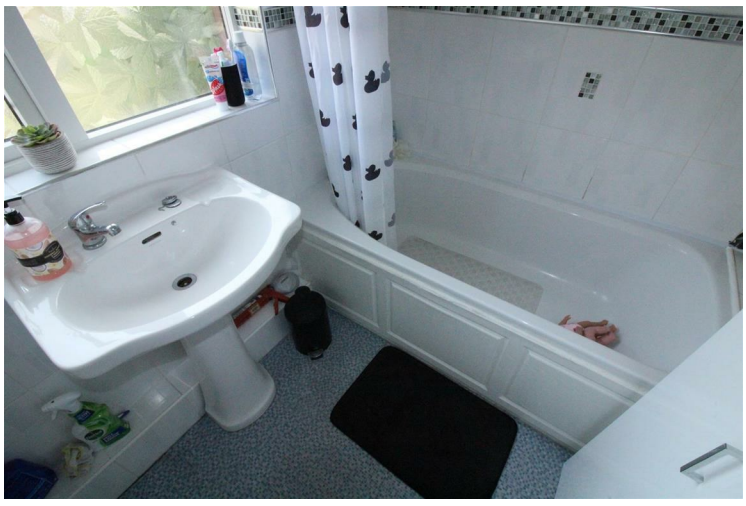
The property is available early December 2026.



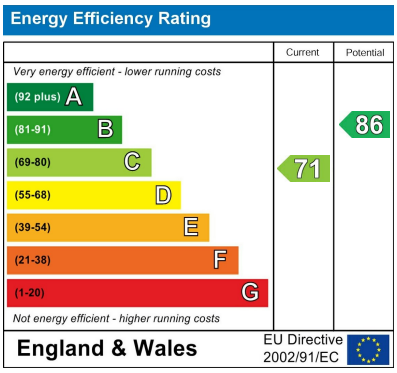


• Gardens Front & Rear • Close To Birstall Town Centre • Ideal Family Home • Viewing Recommended • Available Early December 2026









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

Birstall Lettings
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

local properties
buy • sell • let