

local  
properties

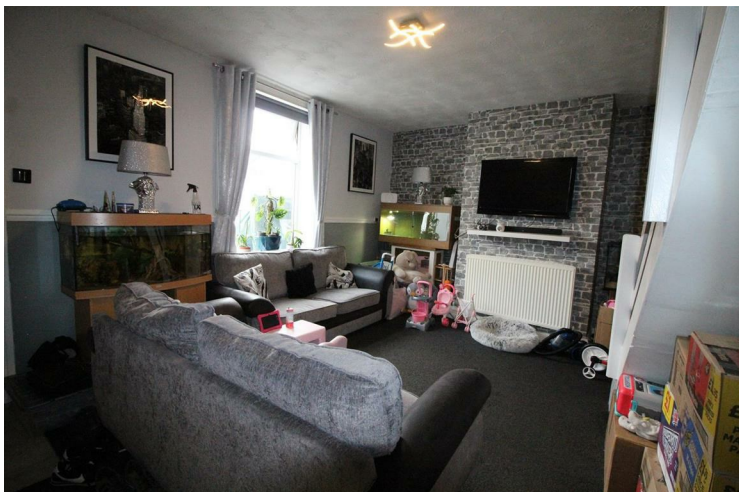
buy • sell • let



**9a Victoria Street  
Batley, WF17 9ET**

**£95,000  
Freehold**

\*\*\*\* TWO BEDROOM REAR BACK TO BACK - ENCLOSED GARDEN - VILLAGE LOCATION - NO CHAIN \*\*\*\* This property has PVCu double glazing and gas central heating and comprises: lounge with kitchen area, landing, two bedrooms, bathroom. To the outside there is an enclosed garden to the front and on street parking. Located within walking distance of the centre of Birstall, this property would make an ideal first purchase or buy to let investment and viewing is recommended.



- TWO BEDROOM BACK TO BACK • GAS C H & PVCu D GLAZING • LOUNGE WITH KITCHEN AREA

## LOUNGE & KITCHEN AREA

16'8" x 13'5"

With base and wall units incorporating stainless steel sink and drainer. Plumbed for automatic washing machine. Gas cooker point. Tiled splashbacks. Stairs to first floor. Door and window to front. Radiator.

## LANDING

Access to loft.

## BEDROOM ONE

12'9" x 7'10"

Window to front. Radiator.

## BEDROOM TWO

7'10" x 5'2"

Window to front. Radiator.

## BATHROOM

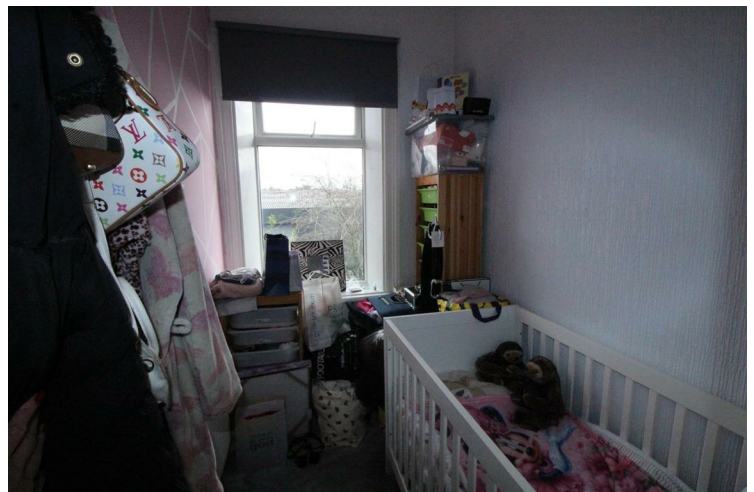
Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail.

## EXTERIOR

Enclosed private garden to the front.

## HOW TO GET THERE

From our office in Birstall go up Smithies Lane and turn right onto Nelson Street. Take the next left onto High Street and first right onto Victoria Street. Number 9a is a rear property and can be accessed on foot via the pathway to the side of number 9.



- ENCLOSED PRIVATE GARDEN • ON STREET PARKING • CLOSE TO ALL AMENITIES • EPC - D • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • NO CHAIN






## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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