

local  
properties

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## 9 Copley Hill Batley, WF17 0DT

£1,150 PCM

\*\*\*\* FOUR BED SEMI DETACHED HOUSE - IDEAL FAMILY HOME - AVAILABLE NOW\*\*\*\* This property has gas central heating, PVCu double glazing and briefly comprises: entrance porch, dining kitchen, lounge, utility room, guest wc, landing, four bedrooms, bathroom. To the outside there are gardens front and rear and a driveway leading to an attached garage. It is conveniently located within 1 mile of Birstall Town Centre and gives easy access to the motorway network and neighbouring towns. In our opinion this property would make an ideal family home and viewing is recommended so it can be fully appreciated. Deposit - £1325. Council Tax Band B.



• Four Bed Semi Detached • GCH & DG • Utility Room & Guest Wc • Deposit - £1325 • Gardens Front & Rear

#### ENTRANCE PORCH

Door to front.

#### ENTRANCE VESTIBULE

Stairs to first floor. Radiator.

#### DINING KITCHEN

With base and wall units incorporating stainless steel sink unit. Electric hob, oven and extractor hood. Tiled splashbacks. Breakfast bar. Inset spotlights to kitchen area. Coving to ceiling. Window to front. Radiator.

#### HALLWAY

Understairs storage cupboard. Coving to ceiling. Radiator.

#### GUEST WC

With wash hand basin and low flush wc.

#### LOUNGE

Windows to rear and side with patio doors to rear. Radiator.

#### UTILITY ROOM

Plumbing for automatic washing machine. Door leading to garage. Window and door to rear.

#### LANDING

Airing cupboard. Access to loft. Window to side.

#### BEDROOM ONE

Window to front. Radiator.

#### BEDROOM TWO

Window to rear. Radiator.

#### BEDROOM THREE

Window to rear. Radiator.

#### BEDROOM FOUR

Window to front. Radiator.

#### BATHROOM

Part tiled with a three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Window to side. Radiator.

#### EXTERIOR

Lawned gardens to front and rear with driveway leading to attached single garage.

#### DIRECTIONS

From Birstall Town Centre proceed along Leeds Road and turn left into Copley Hill where number 9 will be found on the left hand side signified by our To Let Board.

#### NOTE

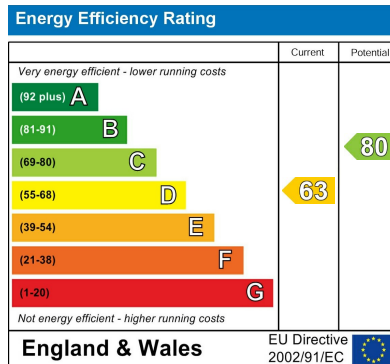
Smokers - Outside Only

The property is available now.



• Driveway & Garage • Energy Rating - D • Popular Residential Area • Available Now • Viewing Recommended





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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