

local  
properties

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## 9 Bridge Street Batley, WF17 9AU

£249,950

\*\*\*\*\* WELL PRESENTED EXTENDED THREE BEDROOM SEMI - GENEROUS PLOT - MODERN BATHROOM - EXTENSIVE REAR GARDEN - OFF STREET PARKING & GARAGE/WORKSHOP - VIEWING ADVISED \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: porch, hallway, lounge, dining kitchen, landing, three bedrooms, bathroom. On a generous plot, there is a low maintenance garden to the front, well established enclosed garden to the rear, larger than average garage, substantial garden store and off street parking for three vehicles. Located close to Birstall centre and all amenities, the property is ideally placed for access to the motorways and neighbouring towns and cities. An ideal family home, and early viewing is advised.



• WELL PRESENTED EXTENDED THREE BEDROOM SEMI • GCH & PVCu DG • SPACIOUS LOUNGE

### ENTRANCE PORCH

Door to front.

### HALLWAY

Stairs to first floor.

### LOUNGE

13'5" x 11'9"

Fireplace surround with inset electric fire. Coving to ceiling.

Window to front. Radiator.

### DINING KITCHEN

16'4" x 14'1"

With an excellent range of base and wall units incorporating stainless steel sink unit. Integrated electric oven and microwave. Island with ceramic hob and extractor over. Tiled splashbacks. Understairs pantry. Amtico flooring. Door and window to side. Velux, window and french doors to rear. Radiator.

### LANDING

Window to side.

### BEDROOM ONE

11'9" x 8'10"

Window to rear. Radiator.

### BEDROOM TWO

9'10" x 8'10"

With fitted wardrobes to one wall. Window to front.

Radiator.

### BEDROOM THREE

6'6" x 5'10"

Access to loft. Window to front. Radiator.

### BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Extractor fan. Heated towel rail. Window to rear.

### EXTERIOR

Larger than average garden to the rear with decked patio to the rear of the property and lawned garden beyond. Paved patio. Raised beds/vegetable patches and greenhouse. Substantial garden store at the end of the garden. Off street parking for three vehicles to the front. Larger than average garage (7.2m x 6.2m max) with plumbing for automatic washing machine, up and over door to front and pedestrian door to rear.



- DINING KITCHEN WITH ISLAND • MODERN BATHROOM WITH SHOWER • FITTED WARDROBES TO BEDROOM ONE



• GENEROUS PLOT • OFF STREET PARKING & GARAGE/WORKSHOP • IDEAL FAMILY HOME • VIEWING ADVISED






## Additional Information

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

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



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

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

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

