

local  
properties

buy • sell • let



**15 Union Street  
Batley, WF17 9ED**

**£725 PCM**

\*\*\*\* WELL PRESENTED END TERRACE - TWO DOUBLE BEDROOMS - REDECORATED & NEW FLOOR COVERINGS LAID - NEW BOILER FITTED 2026 & RE-ROOFED 2025 - AVAILABLE NOW \*\*\*\* This property has gas central heating and PVCu double glazing. and comprises: entrance vestibule, open plan lounge and kitchen area, cellar, landing, two double bedrooms, bathroom. Situated in the village, the property is close to all local amenities and offers easy access to the nearby motorway network. Deposit £835.



• NEWLY DECORATED END TERRACE HOUSE • TWO DOUBLE BEDROOMS • GCH (NEW BOILER FITTED 2026) & PVCu DG

#### ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

#### OPEN PLAN LOUNGE & KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Coving to ceiling. Window to front. Radiator.

#### CELLAR

Providing extra storage space.

#### LANDING

Access to loft.

#### BEDROOM ONE

Window to front. Radiator.

#### BEDROOM TWO

Window to front. Radiator.

#### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

#### EXTERIOR

On street parking.

#### DIRECTIONS

From Birstall centre proceed down Smithies Lane and Union Street is the second turning on the left. Number 15 will be found on the right hand side, signified by our To Let board.

#### NOTE

Children - yes

Pets - no

Smokers - no

The property is available now



- OPEN PLAN LOUNGE & KITCHEN • ON STREET PARKING • TOWN CENTRE LOCATION • ENERGY RATING - D • DEPOSIT - £835 • AVAILABLE NOW



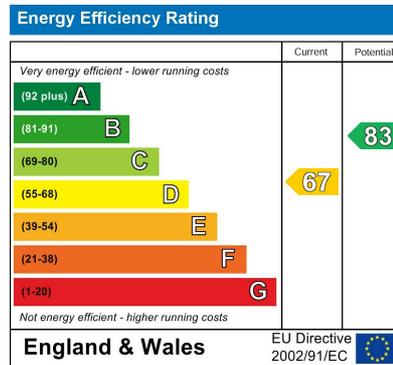


Ground Floor



First Floor

## Union Street



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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