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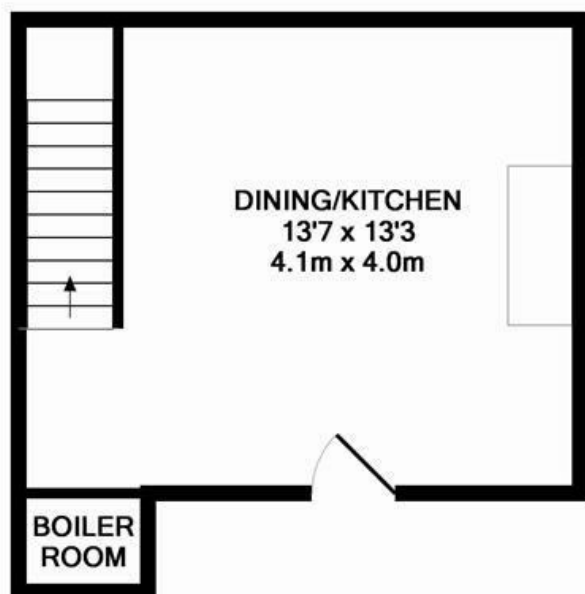


Kirkgate, Birstall Batley, Yorkshire

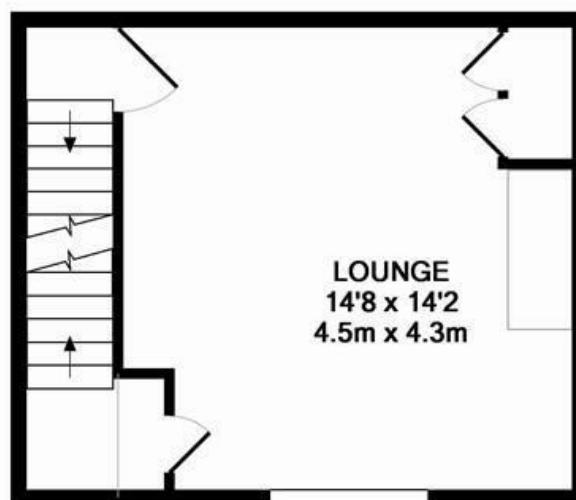
£775 Per month

Set to this pleasant courtyard is this deceptively spacious three storey end terrace cottage. The property offers a wealth of original character coupled with modern refinements including exposed woodwork including beams to the ceiling. As one would expect the property enjoys a gas central heating system and it is predominately UPVC double glazed.

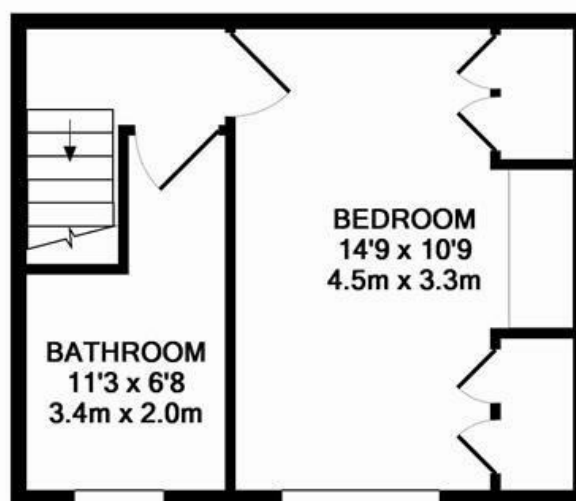
The accommodation is laid out over three floors, to the lower ground floor, open plan dining kitchen, to the ground floor, lounge and to the first floor a large double bedroom with house bathroom. Externally there is a large gravelled area for off road parking for several vehicles and a flagged patio. Rarely do properties with such character become available, it is close to the motorway network and Birstall and its various amenities. Viewing is highly recommended.



GROUND FLOOR
APPROX. FLOOR
AREA 24.4 SQ.M.
(262 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 23.5 SQ.M.
(253 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 23.5 SQ.M.
(253 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.3 SQ.M. (767 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Kirkgate, Birstall Batley, Yorkshire

Details



Entrance Hall

A timber and glazed door opens to the entrance hall where there is a Yorkshire stone flagged floor along with a ceiling light point and a radiator. From here a staircase rises to the first floor.

Lounge

As the photographs would suggest this impressive reception room enjoys a Yorkshire stone flagged floor throughout, it has a ceiling rose along with a ceiling light point, there are fitted cupboards to both alcoves and drawers to one. The focal point of this room is the attractive cast iron grate set to a stone hearth, a staircase leads down to the lower ground floor where there is a useful walk in store cupboard which is home to the central heating boiler.

Dining Kitchen

Having a stable style, timber and beveled double glazed door accessing the patio, there is an array of timber on display to the ceiling. The kitchen area has mainly tile worktops and there is an inset sink unit with mixer tap above with an electric cooker point along with heavy beamed mantle to the fire place with tiled inset. There are two wall light points along with a ceiling light point and a useful under stairs store cupboard.

First floor landing

From the entrance hall a staircase rises to the first floor landing where there is a ceiling light point.

House Bathroom

Having a white suite comprising, low flush WC, pedestal hand basin and panel bath with mixer tap rising to the shower head. Thee walls enjoy panelling to dado height and there is an extractor fan to the ceiling along with ceiling light point, a useful built in storage cupboard over the bulk head and additional light comes from a UPVC double glazed window.

Bedroom 1

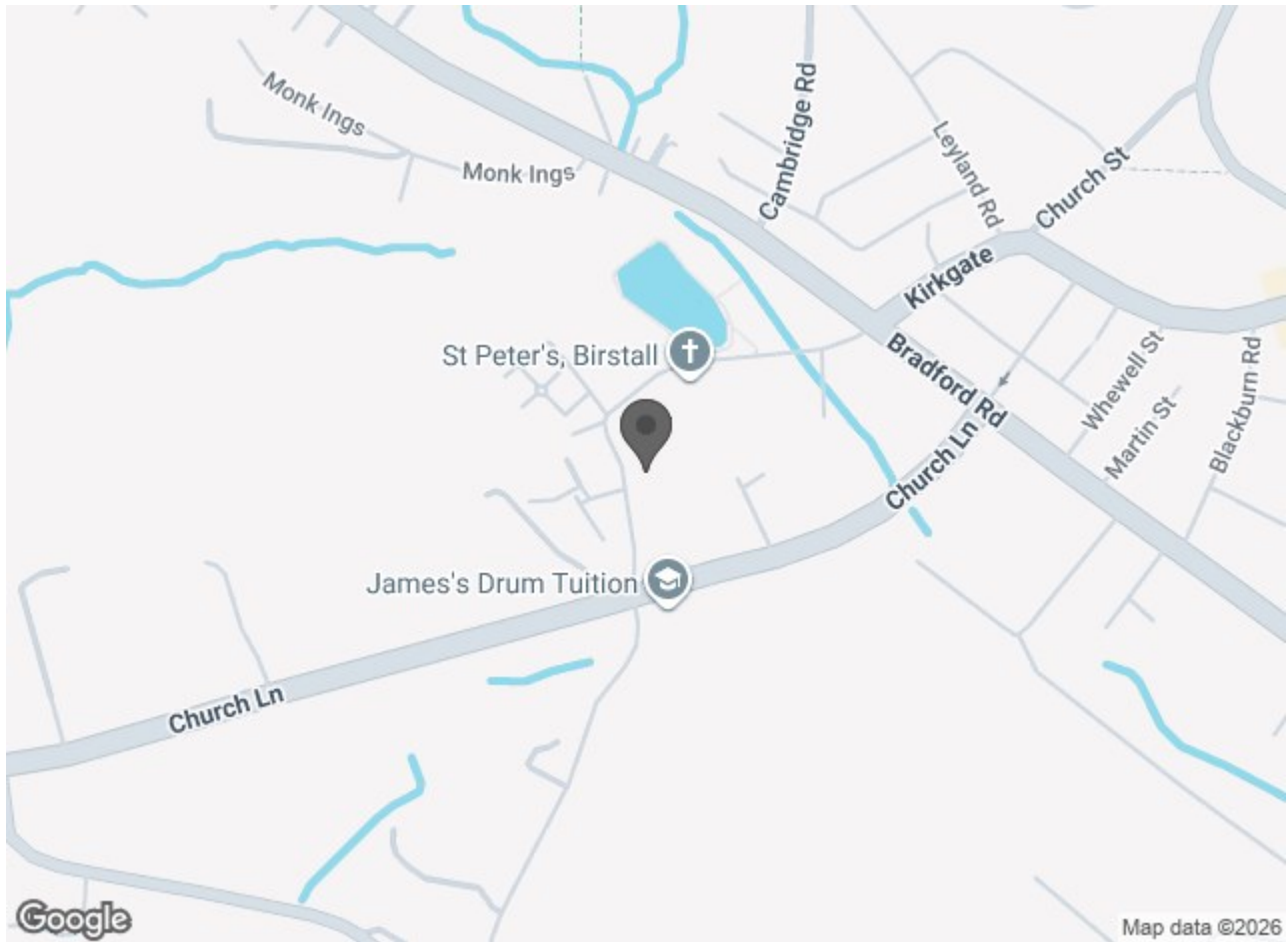
This impressive double bedroom boasts far reaching views to the front elevation and has fitted wardrobes with various hanging rails and shelving options to both alcoves, there is coving to the ceiling along with a ceiling rose, ceiling light point and radiator.

External Details

The property is approached via a private lane at the end of the lane there is a large gravelled area providing ample parking for several vehicles. At the foot of the gravelled driveway there are some raised flower bed with mature shrubbery's and stone borders and a flat patio area.

Kirkgate, Birstall Batley, Yorkshire

Directions



Kirkgate, Birstall Batley, Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.