

# 51 Field Head Lane

# Batley, WF17 9BJ

# £1,200 PCM

****** WELL PRESENTED THREE BEDROOM SEMI DETACHED - REDECORATED THROUGHOUT - LOUNGE & DINING KITCHEN - INTEGRATED APPLIANCES - FITTED WARDROBES TO BEDROOM TWO - GARDENS & OFF STREET PARKING - AVAILABLE NOW ****** This property has gas central heating and PVCu double glazing and comprises: entrance hall, guest wc, lounge with french doors to rear garden, dining kitchen, landing, three bedrooms, bathroom. To the outside, there is an enclosed garden to the rear and off street parking for two cars. Located close to all amenities, the property is ideally placed for access to Leeds, Bradford and the M62. A great family home, viewing is recommended. Deposit - £1380.





• THREE BEDROOM SEMI DETACHED • REDECORATED THROUGHOUT WITH GCH & PVCu DG

## ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

## LOUNGE

14'9" x 11'5"

Understairs storage cupboard. French doors to rear and window to side. Radiator.

## DINING KITCHEN

13'5" x 11'5"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated automatic washing machine, dishwasher and fridge freezer. Tiled splashbacks. Window to front. Radiator.

## GUEST WC

With low flush wc and wash hand basin. Radiator.

## LANDING

Access to loft.

## BEDROOM ONE

12'1" x 8'6"

Window to front. Radiator.

## BEDROOM TWO

10'9" x 8'6"

With fitted wardrobes to one wall. Window to rear. Radiator.

## BEDROOM THREE

6'6" x 5'10"

Window to rear. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Extractor fan. Window to front. Radiator.

## EXTERIOR

Enclosed lawned garden to the rear of the property with paved patio. Shrubbery garden to the front. Block paved driveway to the front providing off street parking for two vehicles.

## DIRECTIONS

From Birstall centre proceed up Middlegate which runs into Field Head Lane. Number 51 will be found on the right hand side, signified by our To Let board.





• LOUNGE & DINING KITCHEN • INTEGRATED APPLIANCES • FITTED WARDROBES TO BEDROOM TWO



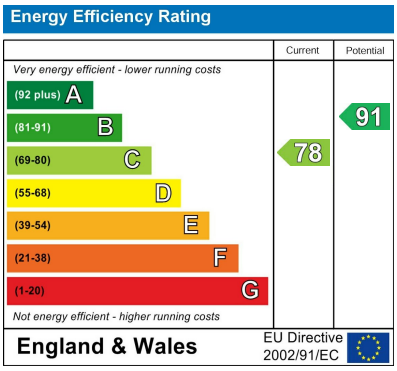


• GUEST WC • ENCLOSED GARDEN & OFF STREET PARKING • EPC - C • DEPOSIT - £1380 • AVAILABLE NOW

## Additional Information

**Local Authority** - Kirklees
**Council Tax** - Band A
**Viewings** - By Appointment Only
**Floor Area** - 753.48 sq ft
**Tenure** -




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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