

975 Bradford Road
Batley, WF17 9HX

£140,000

Freehold

****** EXTENDED ONE BEDROOM END TERRACE - GENEROUS PLOT WITH OFF STREET PARKING - LOUNGE & SEPARATE KITCHEN - NO CHAIN ***** This well presented property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, fitted kitchen, cellar, landing, double bedroom, shower room. To the outside, there are enclosed gardens to the rear and side with a driveway providing off street parking. Conveniently located within easy access of all amenities, this property would make an ideal first purchase and an early viewing is advised.





• ONE BEDROOM EXTENDED END TERRACE • GCH & PVCu DG • LOUNGE & SEPARATE KITCHEN

ENTRANCE VESTIBULE

Stairs to first floor. Door to Front. Window to side. Radiator.

LOUNGE

14'5" x 13'1"

Inset electric Fire. Coving to ceiling. Access to cellar. Window to front. Radiator.

KITCHEN

13'5" x 6'6"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Windows to rear. Door to side. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to loft via pull down ladder. Storage cupboard. Radiator.

BEDROOM

14'1" x 7'10"

Fitted wardrobes to one wall. window to front. Radiator.

SHOWER ROOM

With walk in shower, vanity wash hand basin and low flush wc. Heated towel rail. Window to side.

EXTERIOR

Paved patio to the rear of the property. Enclosed low maintenance garden to the side with eternal lawn and paved patio. Tarmac driveway to the side providing off street parking for two cars.

DIRECTIONS

From Birstall centre proceed along Bradford Road towards Gomersal. Number 975 will be found on the left handside, signified by our For Sale board.





• MODERN SHOWER ROOM • ENCLOSED GARDENS TO SIDE & REAR • DRIVEWAY PROVIDING OFF STREET PARKING

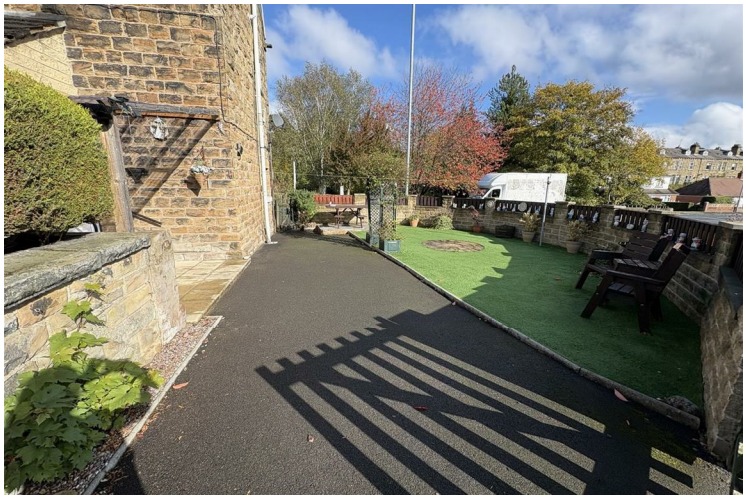




• CONVENIENT LOCATION • IDEAL FIRST PURCHASE • ENERGY RATING - D • NO CHAIN







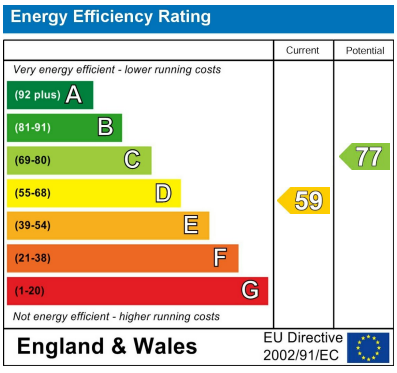


Additional Information

Local Authority - Kirklees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold





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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