

12 Pearl Street

Batley, WF17 8HJ

£109,950

Freehold

**** ONE BEDROOM REAR BACK TO BACK PROPERTY - LIVING ACCOMMODATION OVER THREE FLOORS - ENCLOSED GARDEN TO FRONT - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: lounge, separate kitchen, landing, bedroom with walk in wardrobe, bathroom. To the outside, there is an enclosed low maintenance garden to the front with on street parking. Located off Bradford Road, the property is conveniently placed for access to all local amenities, Batley Park, neighbouring towns and the nearby motorways. An ideal first purchase or buy to let investment, an early viewing is advised.





• REAR BACK TO BACK TERRACE • ACCOMMODATION SET OVER THREE FLOORS • ONE DOUBLE BEDROOM

LOUNGE

15'1" x 15'0"

Laminate flooring. Inset spot lights. Inset electric fire. Window and composite door to front. Two radiators.

LOBBY

Stairs to first floor. Window to side. Radiator.

KITCHEN

14'4" x 5'6"

With base and wall units incorporating asterite sink and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Laminate flooring. Window to side. Radiator

LANDING

With contemporary glass, timber and brushed steel banister. Access to loft. Radiator.

BEDROOM

11'9" x 11'3"

With original cast iron fireplace surround. Walk in wardrobe (10' approx. x 3'7 approx.) with laminate flooring, hanging rails and shelving. Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Fully tiled with ceramic tiled floor. Heated towel rail. Window to side.

EXTERIOR

Enclosed low maintenance garden with artificial lawn to the front of the property. On street parking.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance where Pearl Street will be found on the right hand side. Number 12 will be found on the left, to the rear of number 8, and is signified by our For Sale board.





• GCH & PVCu DG • SPACIOUS LOUNGE & SEPARATE KITCHEN • MODERN BATHROOM WITH SHOWER





• WALK IN WARDROBE TO BEDROOM • ENCLOSED GARDEN & ON STREET PARKING • ENERGY RATING - E • NO CHAIN





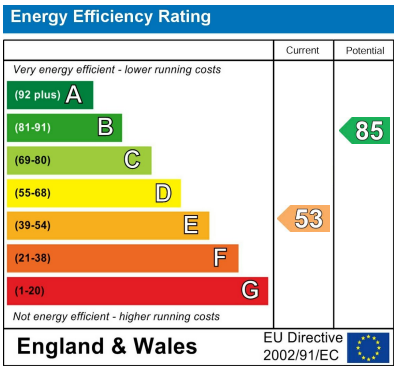


Additional Information

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

Floor Area - 0.00 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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