



4 Leeds Road, Birstall, Batley, WF17 0EW

Very well presented Semi Detached that has been much improved by the present seller to provide a lovely home for the first time buyer or any owner occupier. With 2 Bedrooms and ideally located within walking distance to Birstall Centre and minutes away to J27 Retail Park and all other commutes into Leeds/M1. NOT TO BE MISSED.

Asking Price £140,000

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ENTRANCE HALL

LOUNGE 15'6" x 13'8" max (4.72m x 4.17m max)

Feature fireplace built into chimney breast with log burner fire.

KITCHEN 10' x 9'7" (3.05m x 2.92m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. Access to;-

CELLAR

LANDING

BEDROOM 1 16' x 9'5" max (4.88m x 2.87m max)

BEDROOM 2 12'8" (3.86) x 7'1" (2.16) max narrowing to 6'3" (1.9)

BATHROOM/W.C. 9'9" x 9'7" (2.97m x 2.92m)

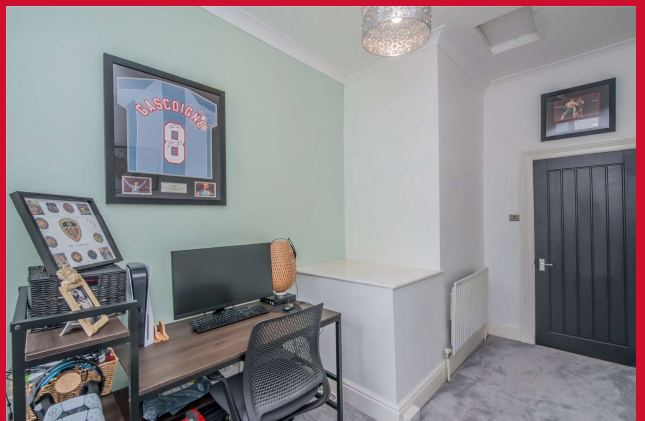
Lovely good sized bathroom with corner shower cubicle. Heated towel rail.

OUTSIDE The gates and tarmaced area at the side is shared with no` 6 and so there is no off street parking. Flagged open plan garden/seating to the side, with further area to the back up to the rear wall.

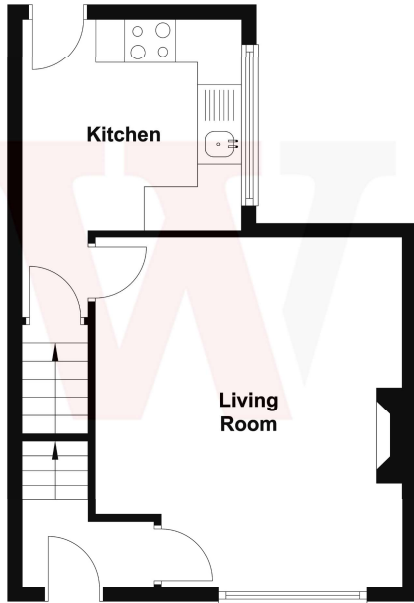
TENURE Freehold

COUNCIL TAX BAND A - Kirklees

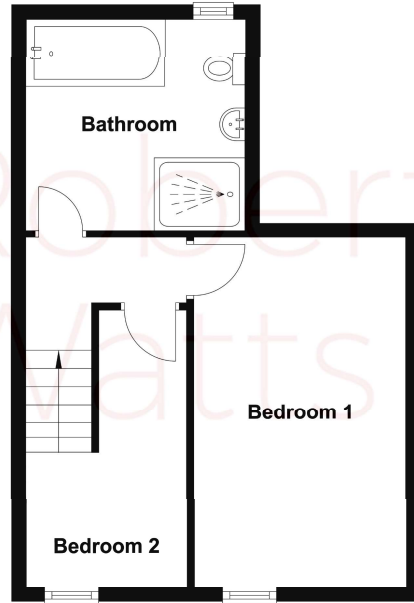
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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