



42 Raikes Lane, Birstall, WF17 9QU

Really nice Modern End Town House of only 3 properties, situated in this pleasant location, with open aspect to the front. Ideally located close to Birstall Centre, Oakwell Hall Country Park and St Patricks Primary School. With 2 good sized bedrooms and garden and parking. **NOT TO BE MISSED.**

Asking Price £170,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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LOUNGE 16'1" (4.9) x 13'4" (4.06) max including open staircase

Attractive feature fireplace with gas fire.

DINING KITCHEN 13'4" x 9' (4.06m x 2.74m)

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

LANDING

BEDROOM 1 14'5" (4.4) x 13'4" (4.06) narrowing to 10'1" (3.07)

Good sized bedroom with fitted wardrobe.

BEDROOM 2 10'1" x 7'8" (3.07m x 2.34m)

BATHROOM/W.C. 3 piece white bathroom suite. Tiled walls and flooring.

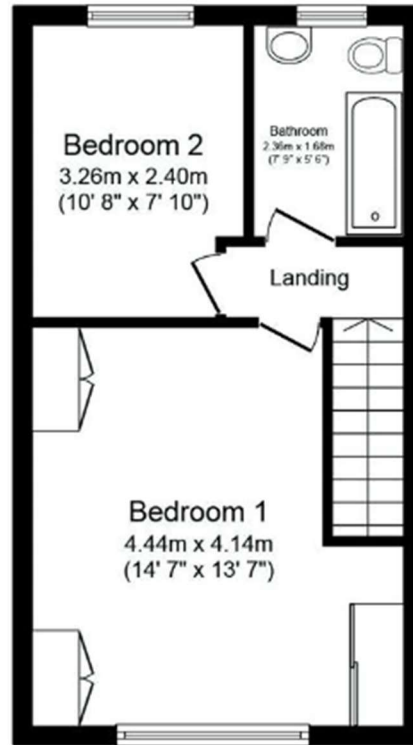
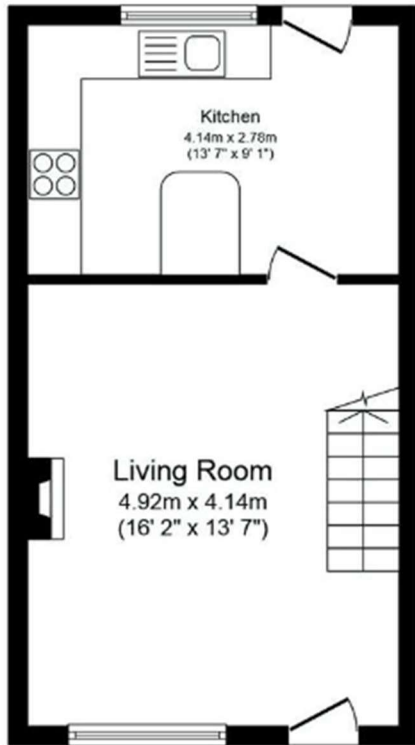
OUTSIDE Garden to front. Garden to rear with decking terrace. 2 parking spaces.

TENURE Freehold

COUNCIL TAX BAND B - 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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	