



## **67 Hill Crescent, Birstall, West Yorkshire, WF17 0NX**

Well appointed Semi Detached that we feel would make an ideal family home. Provides 3 Bedrooms and is situated within a short walk to Birstall centre and minutes from both Morley/Leeds and Junction 27/M62. Early viewing is essential.

The accommodation comprises: Hallway, Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms & Bathroom.

**Asking Price £198,000**

# 67 Hill Crescent, Birstall, West Yorkshire, WF17 0NX

## HALL

### LOUNGE 12' x 10'1" (3.66m x 3.07m)

Feature fireplace with gas fire. uPVC french doors to the garden.

### DINING ROOM 11' 10'1" (3.35m)

Archway, open to the kitchen.

### KITCHEN 11' x 7' (3.35m x 2.13m)

Range of kitchen units with worktops and sink.

**CONSERVATORY** in uPVC.

**LANDING** Access to loft, 2 velux roof light.

### BEDROOM 1 12' x 10' max (3.66m x 3.05m max)

### BEDROOM 2 11'10" (3.6) x 10'3" (3.12) + chimney breast

### BEDROOM 3 7'10" x 7' (2.4m x 2.13m)

**BATHROOM** 3 piece bathroom suite, shower over the bath. Part tiled walls.

**OUTSIDE** Pleasant garden to the front. Block paved driveway with good parking at the back.

**COUNCIL TAX** Band B

**TENURE** Freehold

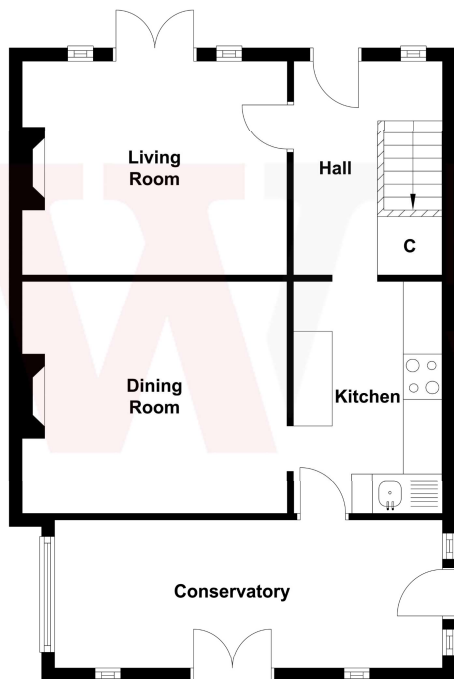
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

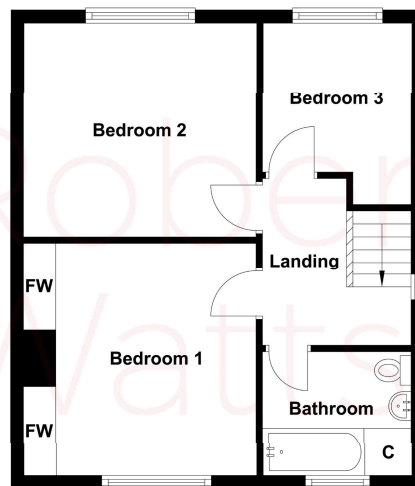
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 78        |
| (55-68) <b>D</b>                                   | 59                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark