






225 Upper Batley Low Lane, Howden Clough, West Yorkshire, WF17 0JF

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Charming Through Cottage that we feel would make an ideal buy for the owner occupier or for buy to let. Provides 2 Bedrooms and is ideally located close to Birstall and J27 Retail Park. Plus, a short commute into Morley for the train station to Leeds. Available with NO CHAIN.

The accommodation comprises: Lounge, Kitchen, Cellar, 2 Bedrooms & Bathroom.

Asking Price £130,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL

LOUNGE 14' (4.27) x 13' (3.96) into chimney breast

Feature fireplace built into chimney breast with wood burner. Access to;-

CELLAR

KITCHEN 9' x 8' (2.74m x 2.44m)

Selection of kitchen units, worktops and porcelain sink unit.

LANDING

BEDROOM 1 14' x 8' (4.27m x 2.44m)

Built in wardrobe.

BEDROOM 2 11' x 5' (3.35m x 1.52m)

BATHROOM/W.C 3 piece bathroom suite with shower over the bath.

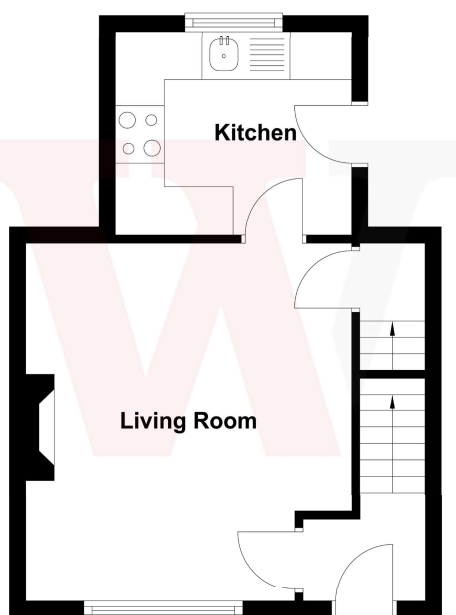
OUTSIDE Small yard area to the front and back.

NB If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

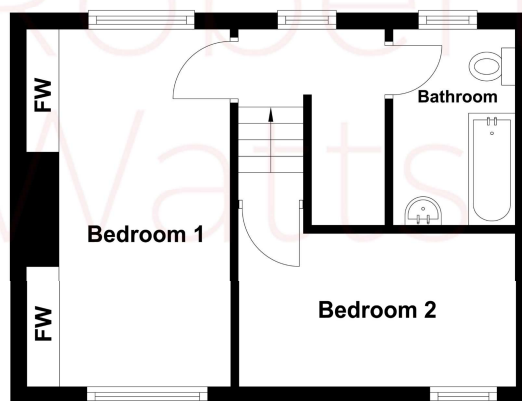
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		