



**Roman Road, Birstall, Batley, West Yorkshire,
WF17 0BY**

Price
£94,995

Property Features

- NICELY PRESENTED
- THREE BEDROOM
- END OF TERRACE
- CONSERVATORY
- EARLY VIEWING ADVISED
-

Speak with our Sales
Adviser Today to Arrange a
Viewing!

Property Summary

OAKLEAF PROPERTIES are pleased to offer for sale this NICELY PRESENTED, THREE BEDROOM, END OF TERRACE HOUSE in the ever popular Birstall area of Batley. The property is on the edge of the Wilton Park and Bradford Road with numerous shops is just a short walk away. The house itself is nicely presented and with a modern kitchen, a conservatory to the rear, it would make an ideal first time buy or buy to let property. Early viewing is advised as we do not expect it to be on the market for long.

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Accommodation Briefly Comprises Of:

Ground Floor Level

ENTRANCE

Entrance is in to the bright and airy lounge.

LOUNGE

The lounge has a window and a door to the front elevation, laminate flooring and a feature fire in a surround. Access to the kitchen.

KITCHEN

The kitchen is fitted with timeless Shaker style wall and base units with contrasting work surfaces. There is a built in oven with gas hob and extractor hood over, plumbing for an automatic washing machine, space for an under counter fridge and tiling to the splashback areas. There is a dining area which has laminate flooring.

CONSERVATORY

The conservatory is at the rear of the property, has laminate flooring and door in to the rear garden.

First Floor Level

LANDING

The landing gives access to the bedrooms and the bathroom.

BEDROOM ONE

The first bedroom has a window the rear elevation, pendant light fitting and laminate flooring.

BEDROOM TWO

The second bedroom has a window to the front elevation, pendant light fitting and is carpeted.

BEDROOM THREE

The third bedroom has a window the rear elevation, has a pendant light fitting and is carpeted.

BATHROOM

The bathroom is fitted with a white, three piece suite which comprises of a panelled bath with shower over and shower screen, pedestal wash hand basin and a low level flush WC.

EXTERNAL

The front of the property has a garden with steps leading down to the paved patio area and the front door whilst at the rear is over two levels. The top level provides a decked patio and the lower level provides further outdoor space.

Map

