



**Bradford Road, Batley**  
**£100,000**

3 bedroom terraced house for sale | Freehold **SSTC**

3 bedroom mid terrace property over 4 floors is available with no chain. The property has a modern kitchen and bathroom. There is a cellar giving additional storage.

Tenure: Freehold

Garden details: Private Garden

### **Entrance hall**

Entrance to hall with stairs leading to the first floor and door through to the living room.

### **Living room**

Modern kitchen with range of wall and base units and hob and oven. Spacious living room with door to the cellar.

### **Landing**

Modern bathroom with bath and shower over, low level w/c, pedestal wash basin.

### **Bedroom 1**

Good size bedroom with window.

### **Bedroom 2**

Good size single bedroom with window to the front.

### **SECOND FLOOR:**

### **Bedroom 3**

Very Spacious room with storage to the eaves and skylights.

### **Front Garden**

Front garden has fencing around it. pathway leads to the front door. There is access to put bins out.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

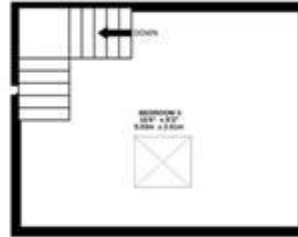
GROUND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.3 sq.m.) approx.

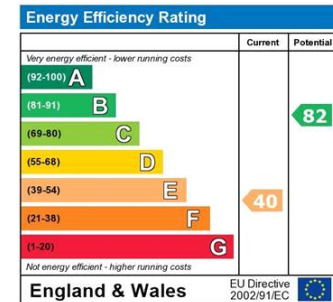


2ND FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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