

HUNTERS[®]

HERE TO GET *you* THERE



Station Road

Batley, WF17 5SU

Guide Price £70,000



GUIDE PRICE £70,000 - £80,000

Offered for sale with No Onward Chain is this ideal first-time buyer's property. Well-presented, the two-bedroom ground floor apartment is located in a converted mill in the popular residential area of Batley. Situated in the centre of Batley, this apartment is within walking distance of all local amenities, including shops and restaurants, in the catchment area for well-regarded schools, and has excellent commuter links with Batley Train Station minutes' walk away, local bus routes, and the M62 approximately a 10- minute drive. This ground floor apartment briefly comprises an entrance hall, open plan lounge/kitchen, two bedrooms, one with an en-suite, and a bathroom. Externally, there is on-street parking. Internal viewings are highly recommended to fully appreciate the property on offer!



LEASEHOLD INFORMATION

We understand that the annual service charge and ground rent is £1836 per year.
Lease Term 999 years
Started from 4th October 2005
Term remaining 978 years

ENTRANCE

With tiled floor and door to apartment

HALLWAY

Front internal door opening into the entrance hall with wood flooring and leading to all apartment rooms and houses a useful storage cupboard

OPEN PLAN LOUNGE AND KITCHEN 15'9" x 16'6" (4.82m x 5.04m)

Open plan living room/kitchen with two large windows offering lots of light to the room. Fully fitted modern kitchen with wall and base units comprising: integrated oven, ceramic hob with an extractor hood over, stainless steel sink unit with a swan neck mixer tap and drainer and a range of integrated appliances which include fridge freezer and dishwasher. Complementary work surfaces. Wood flooring. Wall lights. Two radiators.

MASTER BEDROOM 10'10" x 9'10" (3.31m x 3.02m)

Double bedroom with large window, and radiator and exposed brickwork and access to the en-suite. Radiator.

EN SUITE

Fully tiled en suite with three piece white suite comprising: low flush WC, pedestal wash hand basin with vanity unit and a walk in shower cubicle with rain shower and further shower head. Heated towel rail. Fully tiled.

BEDROOM 2 8'0" x 9'11" (2.44m x 3.03m)

Single bedroom with one large double glazed window and exposed brickwork. Wood flooring and radiator

BATHROOM

Four piece white suite comprising: low flush WC, pedestal wash hand basin with vanity storage, panelled bath and a large walk in shower cubicle. Fully tiled. Two windows. Heated towel rail.

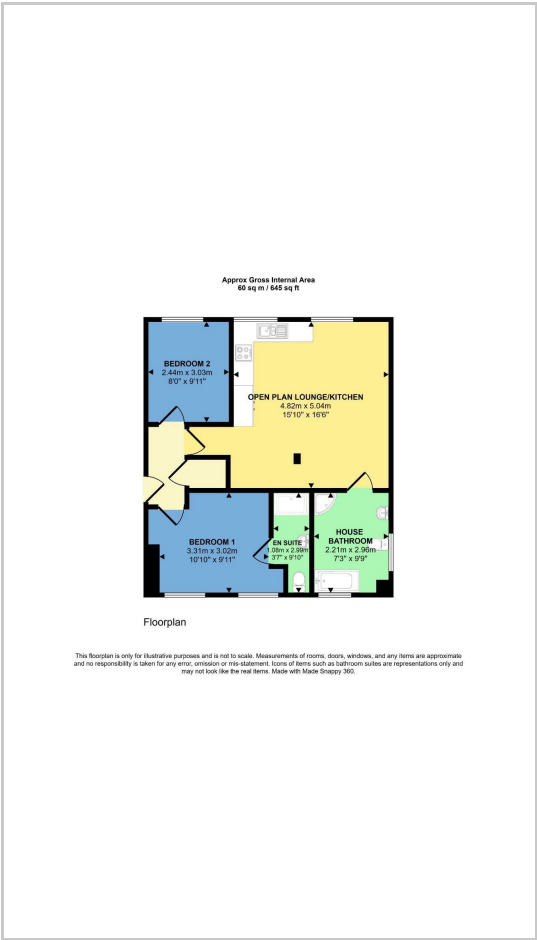
EXTERNAL

Externally there is on street parking but no allocated spaces.

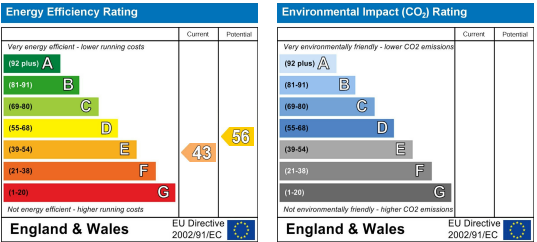
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.