



## Upper Blakeridge Lane

Batley, WF17 8NH

Offers Over £70,000



A spacious one-bedroom apartment situated in this well-regarded new complex of Blakeridge Mill Village. Conveniently located close to Batley town centre. The well-presented development retains much of the original character of the building with stone staircase, exposed brick sand blasted walls and York stone flagged entrance hall. Boasting on site gym and swimming pool and communal area ideal for coffee or ideal space Working away from the main residence. The living accommodation comprises entrance hall, open plan lounge with kitchen area, double bedroom, en-suite shower room. Located in a development of mill conversions, the property is ideally placed for access to all amenities including Batley Train Station and is within easy reach of both the M1 and M62. This property would make an ideally suit a single person or couple and viewing is recommended



## ENTRANCE HALL

Laminate flooring.

## OPEN PLAN LOUNGE AND KITCHEN AREA 16'7" x 19'3" (5.08m x 5.89m)

With base and wall units incorporating stainless steel sink. Halogen hob, electric oven and extractor hood. Integrated fridge and plumbing for automatic washing machine. Tiled splashbacks. Airing cupboard. Laminate flooring. Electric all heater. Three velux windows to the rear and one to the side.

## BEDROOM 1 11'9" x 8'11" (3.59m x 2.73m)

With wall mounted electric heater and velux window to the rear.

## EN SUITE

Part tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Extractor fan. Heated towel rail.

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## ADDITIONAL INFORMATION

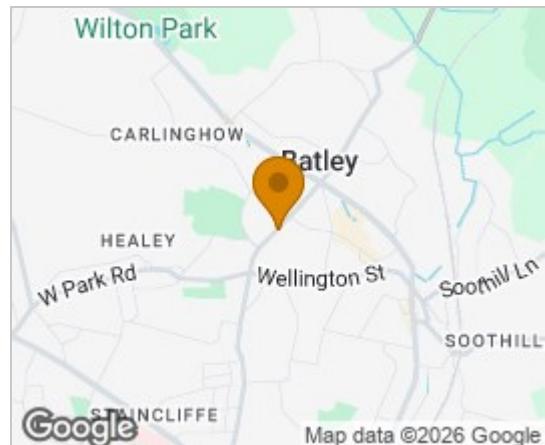
We understand from the vendor that the furniture and some of the household items in the property are available by separate negotiation. Parking although not allocated is available within a confined compound protected by a barrier which is opened by a key fob.

## LEASEHOLD INFORMATION

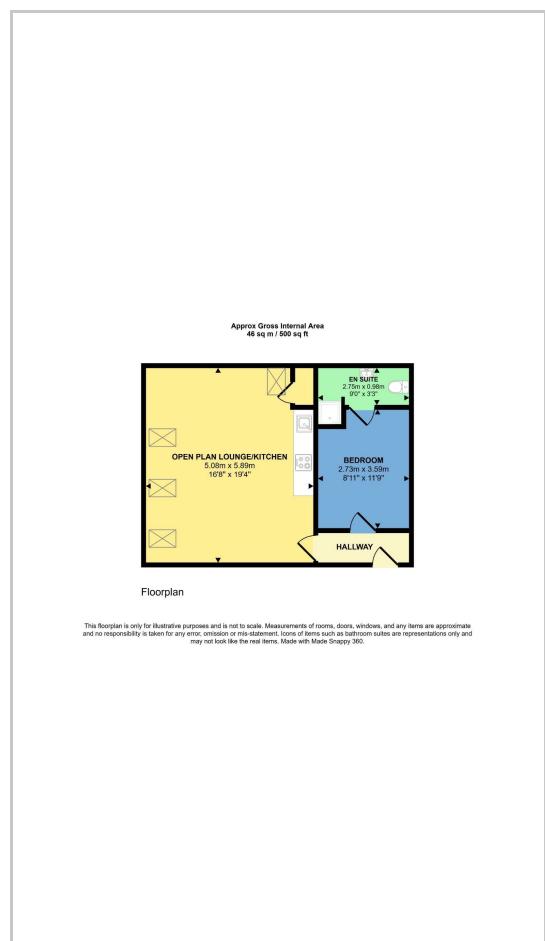
The property is leasehold with a term of 999 starting from 2010 with 984 years remaining & the annual ground rent is £451.00.

The annual service charge is £1756.66 and is payable in two instalments of £878.33 every 6 months.

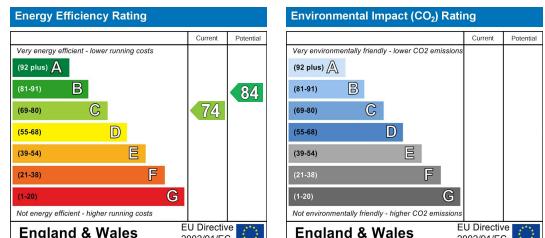
## Area Map



## 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.