



## Broomhill Terrace

Off Warwick Road, Batley, WF17 6AL

Offers Over £60,000



**\*\*CASH OFFERS ONLY \*\***

Offered for sale with no chain is this deceptively spacious two bedroom mid terrace property, which has brand new central heating and double glazing and has been completely re-plastered. This property would be of interest to an investor/developer looking to complete this property to suit their own budget for a new kitchen and bathroom, carpets and decorating. The property is situated in a highly popular location. Offering versatile and flexible living accommodation, the property consists of a entrance lobby, spacious lounge and lower level kitchen/diner area and two double bedrooms and bathroom. The property is ideally positioned close to Batley town centre, local schools and local amenities. Viewing highly recommended at your earliest opportunity to avoid disappointment.



Entrance  
Double glazed door to front into lobby

## LOUNGE

Spacious lounge with newly plastered walls and central heating radiator and double glazed window, access to lower level basement kitchen and first floor landing,

**BASEMENT KITCHEN DINER 14'4" x 14'2" (4.38m x 4.32m)**  
Spacious kitchen dining area with newly plastered walls and central heating radiator and fitted boiler and double glazed window and door, to the front., with useful storage area.

## LANDING

With newly plastered walls and central heating radiator and access to bedroom and bathroom and stairs to second floor.

**BEDROOM 1 12'7" x 10'0" (3.84m x 3.06m)**  
Spacious double bedroom with newly plastered walls and central heating radiator and double glazed window

## BATHROOM

Spacious bathroom with newly plastered walls and central heating radiator and double glazed window.

## LANDING

Staircase leading second floor

**BEDROOM 2 15'4" x 14'9" (4.68m x 4.50m)**  
Spacious double bedroom with newly plastered walls and central heating radiator and double glazed window.

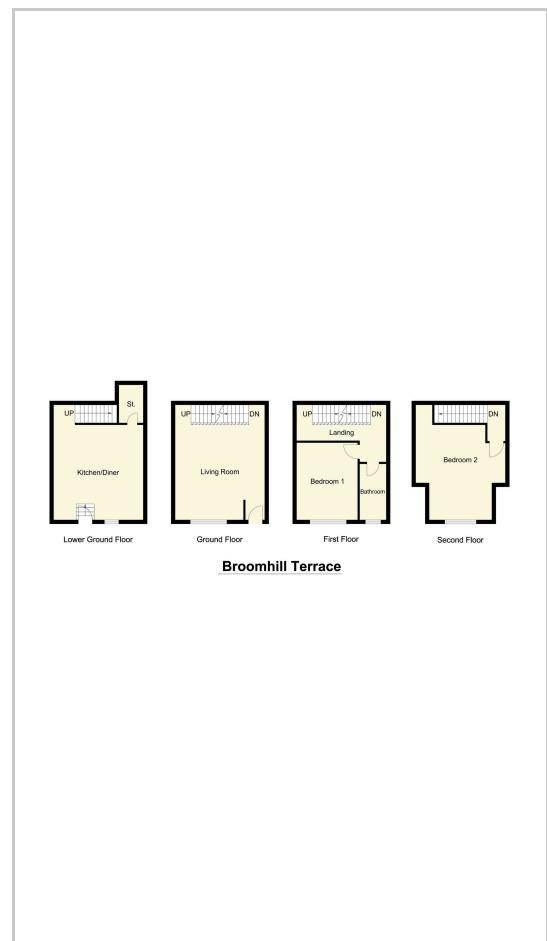
## OUTSIDE

Elevated steps leading to the front door and further double glazed door to lower level basement.

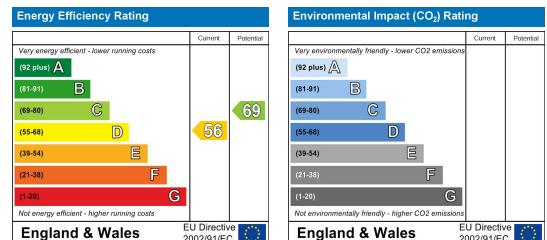
## Area Map



## 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.