

# HUNTERS<sup>®</sup>

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## Soothill Lane

Batley, WF17 6NE

£550 Per Calendar Month



ONE BEDROOM plus OCCASIONAL ROOM/STUDY ON TOP FLOOR. Back to back end terraced property with off road parking. Open plan kitchen/lounge, built in gas hob and electric oven in kitchen. Bedroom and bathroom on first floor, landing and occasional room on second floor. GAS CENTRAL HEATING.

Handy for many amenities. Batley train station nearby. Tenancy subject to meeting the required criteria and obtaining satisfactory references. This property is available to rent long term. Sorry, no pets and no smoking in property. Deposit £550.



## OPEN PLAN KITCHEN/LOUNGE

Lounge Area has a gas fire fireplace with marble hearth and back with wooden surround, gas central heating radiator; carpeted.

Kitchen Area is comprising of base and wall units, four ring gas hob and oven, extractor isolator, off white ceramic sink, uPVC double glazed window; laminate flooring.

## FIRST FLOOR LANDING

With gas central heating radiator; carpeted.

## BEDROOM ONE 11'8" x 13'11" (3.56 x 4.25)

With uPVC double glazed window, gas central heating radiator; carpeted.

## BATHROOM

Three piece suite in white comprising of panelled bath, low level wc, wash hand basin, boarded boiler and wall mounted towel rail heater with linoleum flooring.

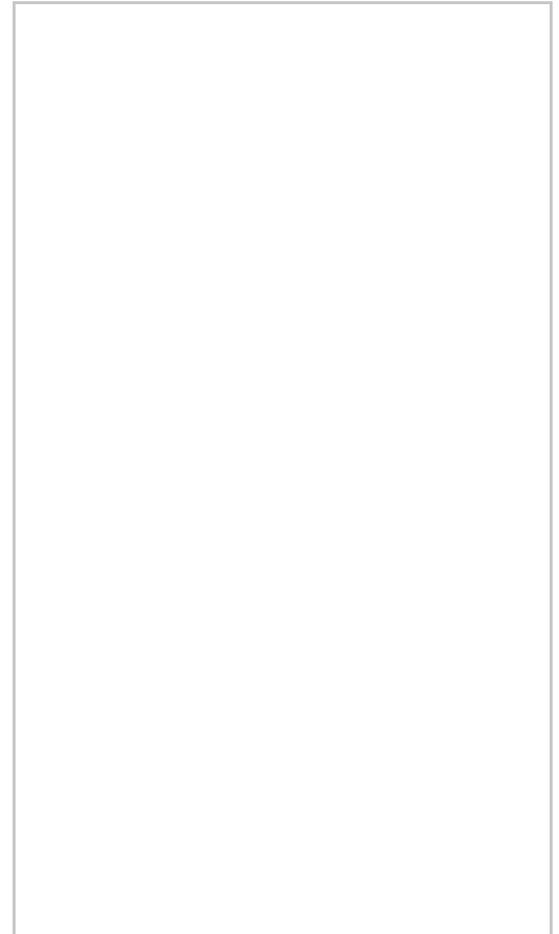
## DAY ROOM 9'9" x 15'9" (2.97 x 4.8)

Located on second floor with Velux roof window; carpeted with head heights.

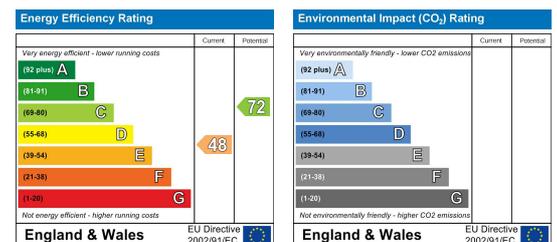
## Area Map



## 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.

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