



## Commercial St

Batley, WF17 5HJ

£625 Per Calendar Month



Hunters are pleased to welcome to the market to let this neutrally decorated one-bedroom flat in the heart of Batley town centre. The property offers an open-plan kitchen and living space, fitted with a breakfast bar, providing a practical layout for modern living, along with a double bedroom and a bathroom with shower.

Batley's central amenities, including supermarkets, shops and cafés, are within easy reach, as is the nearby retail offering at The Mill and surrounding outlets. There are local schools in the area, making the location suitable for those needing access to education facilities.

Public transport links are convenient, with Batley Train Station approximately 10–15 minutes' walk away, offering services towards Leeds in around 20 minutes and to Huddersfield in roughly 25 minutes. Batley Bus Station also provides regular connections across the district.

The property has an EPC rating of C and falls within Council Tax band A.

Deposit £595.00. Early viewing highly recommended. Available immediately.



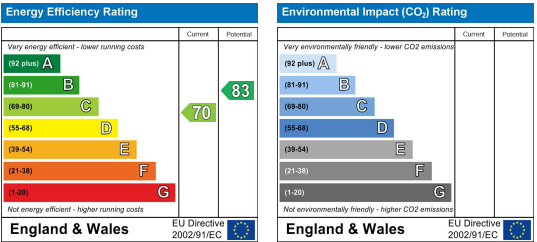
## Area Map



## 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.