HUNTERS®

HERE TO GET *you* THERE




# Norfolk Street

## Batley, WF17 7SA

## £1,250 Per Calendar Month

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Hunters are delighted to present this beautifully refurbished three-bedroom property, situated in Batley and offering spacious, modern accommodation throughout. The property has recently undergone improvements, including fresh, modern décor, new carpets and flooring throughout, a brand-new kitchen and a newly fitted bathroom suite, making it an ideal home for those looking for a property ready to move into. The property briefly comprises a welcoming entrance, a separate living room providing a comfortable space to relax, and a modern newly fitted kitchen. With access to the newly refurbished basement providing additional storage. To the first floor are three bedrooms, including two generously sized double bedrooms, alongside a further third bedroom. Externally, the property benefits from a driveway to the rear, along with additional on-street parking. This property offers a fantastic combination of modern improvements, practical living space and useful parking facilities. Early viewing is highly recommended to appreciate everything this home has to offer.







KITCHEN
uPVC double glazed window - Matching wall base units - Laminated flooring throughout.

LIVING ROOM
uPVC double glazed window - Carpeted throughout - Gas fire main focal point.

BEDROOM 1
uPVC double glazing window - Gas central heated radiator - Carpeted throughout.

BEDROOM 2
uPVC double glazed window - Carpeted throughout - Gas central heated radiator.

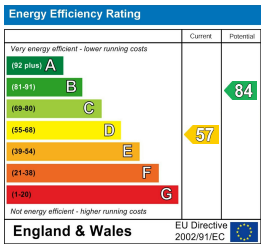
BATHROOM
uPVC double glazed window - Tiled from floor to ceiling - Low flush W/ C

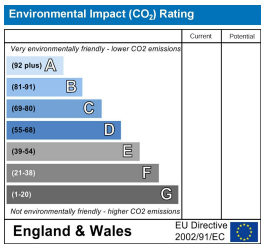
## Area Map




## 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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