



937 Bradford Road

Birstall, Batley, Kirklees, WF17 9NU

£129,950

-  END OF TERRACE
-  ONE BEDROOM
-  ATTIC ROOM
-  ROOM FOR EXTRA STORAGE
-  PRIVATE SOUTH FACING GARDEN
-  FAMILY BATHROOM
-  SEAMLESS ALUMINIUM GUTTERS
-  POTENTIAL FOR OFF ROAD PARKING
-  CLOSE TO AMENITIES, SCHOOL & TRANSPORT LINKS
-  IDEAL FOR FIRST-TIME BUYERS, INVESTORS



Full Description

Well-presented one bedroom end terrace property, ideally situated in the popular residential area of Birstall. Offering practical living accommodation, additional attic space and a private south facing garden, this property presents an excellent opportunity for first time buyers, investors or those looking to downsize. The property benefits from a generously sized bedroom, together with an additional attic room providing versatile space and useful storage facilities. Further benefits include seamless aluminium guttering, offering a durable and low-maintenance feature. Externally, the property boasts a private south facing garden, perfect for enjoying the sunshine during the warmer months, entertaining guests or simply relaxing outdoors. There is also potential to create off road parking, subject to any necessary permissions. Conveniently positioned within easy reach of Birstall Village, the property is ideally located for a range of local amenities, shops, schools and excellent transport links. The nearby motorway network provides convenient access to surrounding towns and cities, including Leeds and Bradford.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and potential this property has to offer!

ENTRANCE

Provides access to the kitchen and staircase leading to the first floor.

KITCHEN/LOUNGE/DINER

14' 11" x 14' 7" (4.55m x 4.44m)

A modern, open-plan living space featuring a stylish kitchen with oak-effect worktops, an electric oven and four-ring gas hob. The lounge area benefits from a feature fireplace, creating a cosy atmosphere, whilst offering ample space for both living and dining furniture. A further door provides access to the cellar.

BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m)

A spacious family bathroom featuring a three-piece suite, comprising a bath with overhead shower, wash basin and WC. Complete with laminate flooring and a large window allowing plenty of natural light.

BEDROOM ONE

11' 9" x 10' 3" (3.58m x 3.12m)

A spacious double bedroom featuring carpeted flooring, a large window allowing plenty of natural light and a useful additional storage cupboard.

ATTIC ROOM

15' 9" x 7' 9" (4.8m x 2.36m)

A versatile, carpeted room offering flexible accommodation, ideal for use as a second bedroom, home office or additional storage space.



EXTERIOR

The property benefits from a private front garden, featuring a lawned area and paved pathways. There is also potential to create your own parking by removing the existing boundary fencing and making it a drive.

DIRECTIONS

From our Birstall office turn right on Low Lane and follow the road along. As the road bends turn left into Kirkgate and then left onto Bradford Road. The property will be easily identified by our For Sale board.

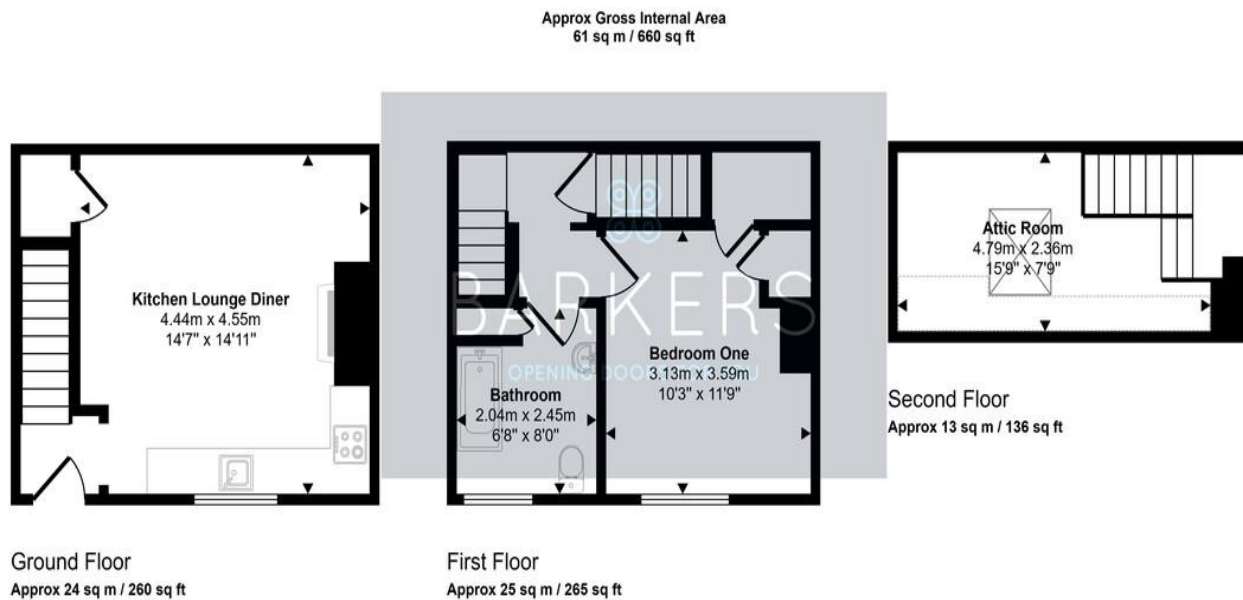
ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements