



575 Bradford Road

Batley, Wakefield, WF17 8HA

Offers Over £120,000 Freehold





This well-presented mid-terrace property on Bradford Road, Batley, offers comfortable and practical accommodation, including two well-proportioned bedrooms, a kitchen, reception room and bathroom.

The property also benefits from an enclosed rear garden and is ready to move into, with no upper chain. Ideally suited to first-time buyers or those seeking a manageable home in a convenient location.

Location

The property is positioned on the A652 Bradford Road with access to the rear via Emerald Street. This sought-after residential location is on the outskirts of Batley, with excellent local amenities and access to the M62.

Accommodation

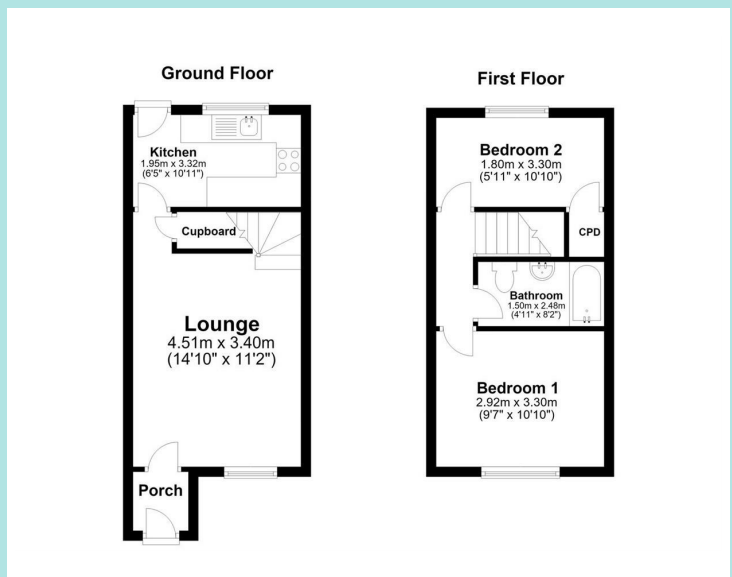
Access is gained from the front via a small entrance porch, with an internal door opening into the lounge. The good-sized lounge enjoys a front-facing window, painted beams to the ceiling, an open staircase leading to the first floor and a useful understairs cupboard.

Set to the rear, the kitchen benefits from a range of light grey base, wall and drawer units with contrasting worksurfaces, incorporating a stainless-steel sink with drainer and mixer tap. Integrated appliances include a four-ring gas hob and electric oven, with extractor hood above. There is plumbing for a washing machine and space for a fridge freezer. The kitchen also benefits from tiled splashbacks, tile-effect linoleum flooring, a window overlooking the rear garden and an external door providing access to the garden. The boiler is positioned on the external wall.

On the first floor are two well-proportioned bedrooms, with one set to the front and the other to the rear. The rear bedroom benefits from a fitted cupboard.

Completing the accommodation, the house bathroom enjoys a white three-piece suite comprising a panelled bath with shower over, glass shower screen, wash hand basin and WC. The bathroom benefits from tiled walls, tile-effect linoleum flooring and a ceiling-mounted extractor fan.

Externally, a paved pathway leads to the front door, with a small area of lawn to the side. The enclosed rear garden features two small patio areas, an area of artificial lawn and has boundaries of mature hedging and fencing.



Council tax band: A
EPC rating: C
Ground rent: N/A
Service charge: N/A

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