



## 14 Emerald Street

Batley, WF17 8HQ

£775 PCM





**Summary:**

This three bedroom detached property located within a popular and convenient residential location which requires an early internal inspection to be fully appreciated. The property may interest a young couple or family and briefly comprises: internal entrance, lounge, kitchen with integral electric oven, hob and extractor hood, three bedrooms and family bathroom having three piece suite including low flush WC, sink pedestal, and panel bath with over bath shower. Externally the property has garden area to the front and rear with additional patio area to the back, and driveway to the side.

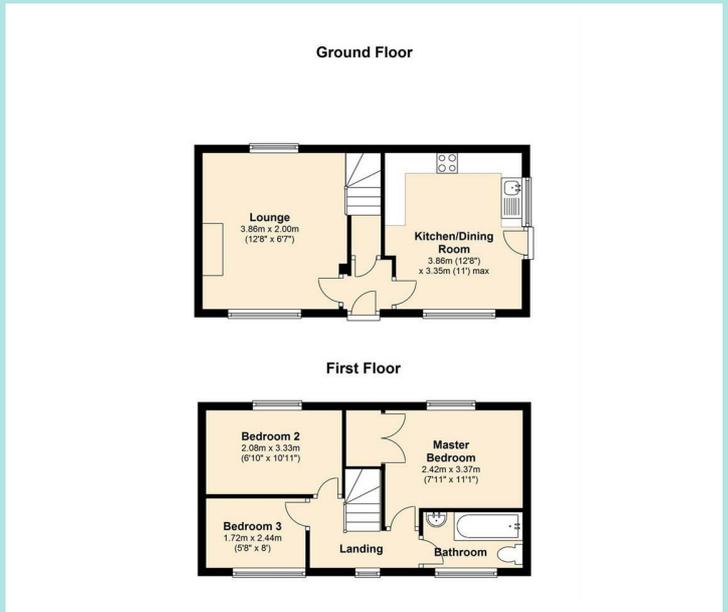
**Location:**

Highly sought after residential location convenient for commuter links to Batley, Dewsbury and Leeds. Near to local schools, amenities, and shopping facilities.

**Accommodation:**

Internally the property briefly comprises: internal entrance, spacious dining kitchen with vinyl floor covering, neutral decor and fitted kitchen suite with ample base, drawer and wall units. Benefiting from integral electric oven, four plate hob and extractor hood above, plumbing for washing machine. External side door provides access to the driveway. Lounge benefiting from inset gas fire with open staircase providing access to the 1st floor which has double master bedroom with storage cupboards, Second bedroom to the rear elevation overlooking the garden area, single third bedroom located to the front elevation of the premises. Family bathroom having three piece suite including low flush WC, sink pedestal, and panel bath with over bath electric shower. Externally the property has garden area to the front and rear with additional patio area to the back, and driveway to the side providing ample off street parking and lawned gardens to the rear.

Council tax band: B  
 EPC rating: C  
 Deposit: £894



[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.