



Oakview Terrace, Batley,

£127,000

**** MID TERRACE ** TWO BEDROOMS ** WELL PRESENTED ** IDEAL FTB HOME ** GARDEN ** GCH & DG ****

This two bedroom extended mid terrace property is situated within easy access of Birstall Town Centre which has amenities, shops and local schools, Wilton park, woodlands and Greenway and motorway networks.

The well presented home benefits from a DG and GCH and low maintenance gardens to front and rear.

The accommodation briefly comprises lounge, kitchen and a house bathroom. To the first floor there are two bedrooms and a separate toilet.

To the outside there is a good sized patio garden to front, to the rear there is a small enclosed garden area with a garden shed for storage.



Lounge

14'9" x 14'1" (4.50m x 4.29m)

Having a living flame gas fire, fireplace surround, radiator and a double glazed window.

Hallway

Leading to an under stairs cupboard, which provides ample storage.

Kitchen

8'9" x 8'8" (2.67m x 2.64m)

Having white fitted wall and base units, complementary work tops, tiled splash back, double glazed window, cooker point, plumbing for a washing machine and a uPVC door leading to the rear garden.

Bathroom

Fitted with a modern three piece suite comprising low flush Wc, panelled bath, thermostatic shower, vanity sink unit, part tiled walls, radiator and a double glazed window.

First Floor Landing

Bedroom One

14'10" x 11'2" (4.52m x 3.40m)

Having a radiator and a double glazed window.

Bedroom Two

8'3" x 7'9" (2.51m x 2.36m)

Having a radiator and a double glazed window.

Toilet

Fitted with a two piece suite comprising low flush Wc, pedestal hand basin and a double glazed window.

External Details

To the rear of the property there is a small enclosed garden area with a garden shed, to the front of the property there is a low maintenance garden.

Council Tax

Kirklees council
Band A

Tenure

Freehold



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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