



2 Belle Vue Street, Batley, WF17 8DD
£140,000

bramleys

BELLE VUE STREET



Offered for sale with no onward chain is this larger than average terraced property. The three bedrooomed accommodation is in need of some cosmetic updating works, and has been priced to reflect this. Located in an ever popular area, this spacious home really should be viewed to appreciate the accommodation and potential on offer. Having local amenities, schooling and major road and rail links nearby, the property is ideally located for any purchaser.



GROUND FLOOR

Entrance Vestibule

Accessed via a front uPVC exterior door and having stairs to the first floor.

Lounge

15'2" x 13'9" (4.62m x 4.19m)

A good sized lounge with a uPVC walk in bay window overlooking Healey Lane. To one wall is a feature fireplace with inset fire.

Dining Kitchen

15'1" x 14'0" (4.60m x 4.27m)

A spacious room with some built in wall and base cupboards, along with an inset sink unit. There are uPVC windows to front and rear and a door leading to the cellar. An exterior door leads out to the communal rear yard space.

FIRST FLOOR

Landing

Bedroom 1

17'9" x 15'2" (5.41m x 4.62m)

A good sized main bedroom with a uPVC window and a fireplace to one wall.

Bedroom 2

12'7" x 12'4" (3.84m x 3.76m)

Another double bedroom with a feature fireplace to one wall and a uPVC double glazed window.

Bedroom

12'0 max x 8'3" max (3.66m max x 2.51m max)

Having built in cupboards and a front uPVC window.

Bathroom

Furnished with a corner bath with shower over, a wash basin and a WC. There is some tiling to the walls and a uPVC double glazed window.



OUTSIDE

To the front and side of the property are small forecourt planted areas with outer walling and gateway access. To the rear is communal yard space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

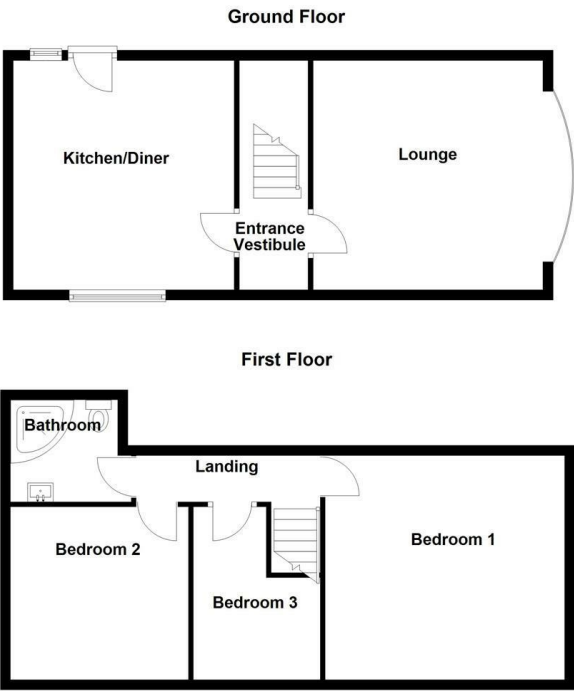
Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

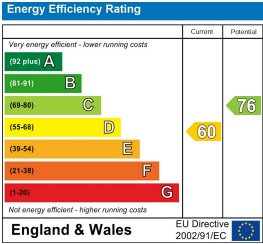


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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