



52 Withens Road, Birstall, Batley, WF17 9QW  
Offers In The Region Of £150,000

bramleys





Offered for sale with no onward chain is this well presented mid terraced property. The deceptively spacious accommodation has 3 double bedrooms, along with a modern kitchen and shower room and a good sized lounge with French doors out to the rear garden. Situated on a large plot with gardens to both front and rear, the property also features uPVC double glazing and has a gas central heating system. Located in an ever popular area with local amenities and major road links nearby, an early viewing is recommended.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC door and having a staircase to the first floor accommodation.

### Lounge

18'6" x 11'0" (5.64m x 3.35m)

A good sized Lounge with a central heating radiator, a uPVC window to the front and uPVC French doors out to the rear garden. To one wall is a stone effect fireplace with hearth and inset fire.

### Kitchen

14'6" x 8'7" opening to 11'5" (4.42m x 2.62m opening to 3.48m)

The kitchen is fitted with a modern range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There is a range style cooker with chimney style extractor over and there is plumbing for a washing machine and two useful storage cupboards. A uPVC door leads out to the rear garden.



## FIRST FLOOR

### Landing

Leading to bedrooms, shower room and WC.

### Bedroom

12'4" x 10'6" (3.76m x 3.20m)

Overlooking the front and having built in cupboards, a central heating radiator and a uPVC window.

### Bedroom

12'4" x 9'8" (3.76m x 2.95m)

Having two uPVC windows to the front, built in storage and a central heating radiator.

### Bedroom

9'1" x 8'1" (2.77m x 2.46m)

Located to the rear and having a uPVC window and a central heating radiator.







### TENURE:

Freehold

### COUNCIL TAX BAND:

Band A

### 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.

### Shower Room

A modern shower room furnished with a walk in shower and a wash basin set within a vanity unit. There is tiling to the walls, a uPVC window and a ladder style radiator.

### Separate WC

With a WC, fully tiled walls and a uPVC window.

### OUTSIDE

To the front of the property is a low maintenance garden with outer fencing and pathway. To the rear is an good sized predominantly lawned garden with fencing out outer store.

### BOUNDARIES & OWNERSHIPS:

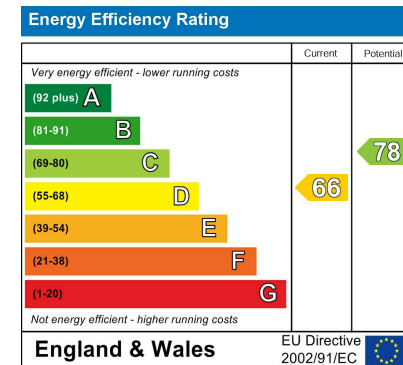
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



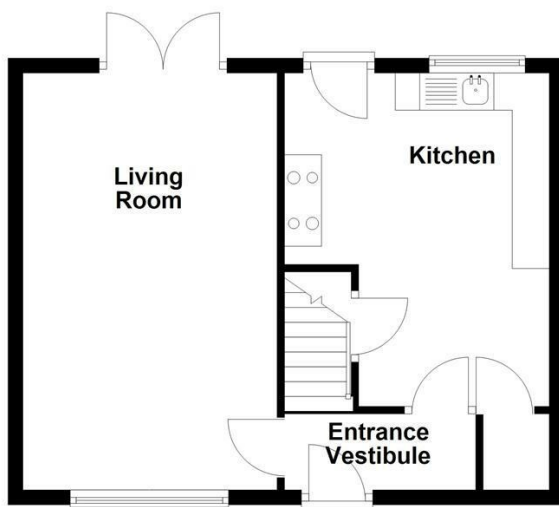




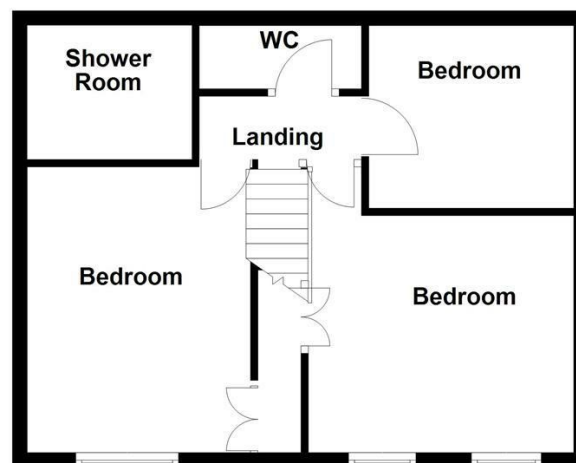




Ground Floor



First Floor



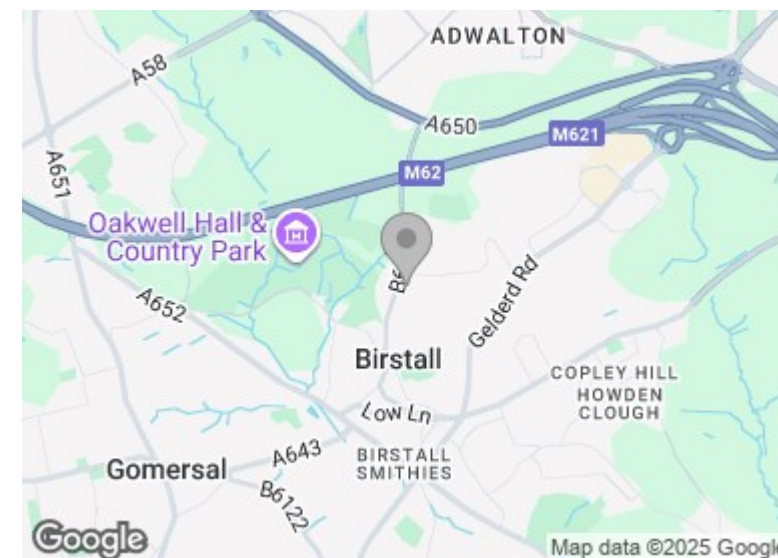
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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