



5 Colbeck Avenue, Batley, WF17 7HH
£99,950

bramleys



Bramleys welcome to the market this 2 bedroom back to back property, situated in the popular residential area of Batley.

With features including uPVC double glazing and gas fired central heating, the accommodation briefly comprises:- entrance vestibule, living kitchen, lower ground floor cellar, first floor landing, 2 bedrooms and bathroom.

Externally there is a fenced garden and on street parking.

Requiring decoration throughout, this property would make an ideal purchase for the first time buyer or investor alike. Handily positioned for access to local amenities, including public transport links to neighbouring towns where all other amenities can be afforded there.

An internal viewing is highly recommended to fully appreciate the potential that this property has to offer.



GROUND FLOOR:

Enter the property through a uPVC external door.

Entrance Vestibule

Having a central heating radiator, staircase rising to the first floor and a door accessing the living kitchen.

Living Room with kitchen area

16'6" x 18'5" max (5.03m x 5.61m max)

To the kitchen area there are wall and base units, with laminate work surfaces and breakfast bar area. There are tiled splashbacks, an inset stainless steel sink unit with side drainer and mixer tap, electric hob, electric oven, extractor fan, space and plumbing for a washing machine and uPVC double glazed window to the side elevation. A door provides access to the lower ground floor and there is laminate flooring to the dining area. To the lounge, there is an electric fire set within a wooden surround with back and hearth, a central heating radiator and a uPVC double glazed window overlooking the front garden.

FIRST FLOOR:

Landing

Having a loft access point, uPVC double glazed window to the side elevation and a useful storage cupboard.

Bedroom 1

10'5" x 9'7" (3.18m x 2.92m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 2

9'7" x 7'8" (2.92m x 2.34m)

A second bedroom of single proportions. Having a uPVC double glazed window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above, pedestal wash hand basin and low flush WC. There are part tiled walls and a central heating radiator.

OUTSIDE:

The garden is fenced for security and privacy, with a storage shed and is predominantly paved with hanging 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.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and proceeding into the town centre. At the major traffic lights proceed straight ahead into High Street passing Heckmondwike Grammar school on the right and Independent Chapel on the left. At the next set of traffic lights take a left hand turning into Batley Road and passing through the next set of traffic lights, at the crossroads take a left hand turning onto Healey Lane. Continue along Healey Lane passing The George public house on the right where the Colbeck Avenue can be found as a turning on the right and the property will be clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

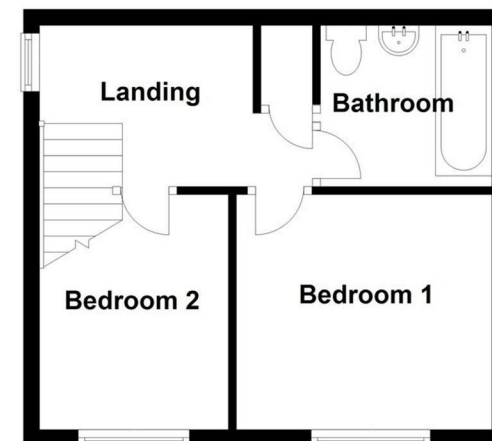
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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