



4 Chandler Close, Birstall, Batley, WF17 9HP

£78,950

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Situated on a small cul de sac is this well presented groundfloor one bed roomed flat. With local amenities within easy walking distance in Birstall centre, the property is conveniently located and enjoys communal garden areas and has long distance views to the rear. Featuring uPVC double glazing and gas central heating and having its own independent access, an early viewing is strongly recommended.



GROUND FLOOR

Entrance Hall

Accessed via an exterior door and having internal doors into the living accommodation.

Lounge

14'9" x 10'7" (4.50m x 3.23m)

A good sized Lounge overlooking the front and having a uPVC window, a central heating radiator and a feature fireplace with inset fire.

Kitchen

10'0" x 8'6" (3.05m x 2.59m)

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A uPVC window enjoys views to the rear.

Bedroom

11'6" x 11'0" (3.51m x 3.35m)

A good sized double bedroom with fitted wardrobes to one wall and over head cupboard space. There is a central heating radiator and a uPVC front window.

Bathroom

Furnished with a corner bath, and having a wash basin and a WC, There is tiling to the walls, a central heating radiator and a uPVC window.

OUTSIDE

The property is set within communal garden areas to both front and rear and has a useful 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.

TENURE:

Leasehold - 125 years from 6 June 2004 expiring on the 6 June 2129

Ground Rent : £10

service charge £73.44

Management fee £7.35

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX 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.

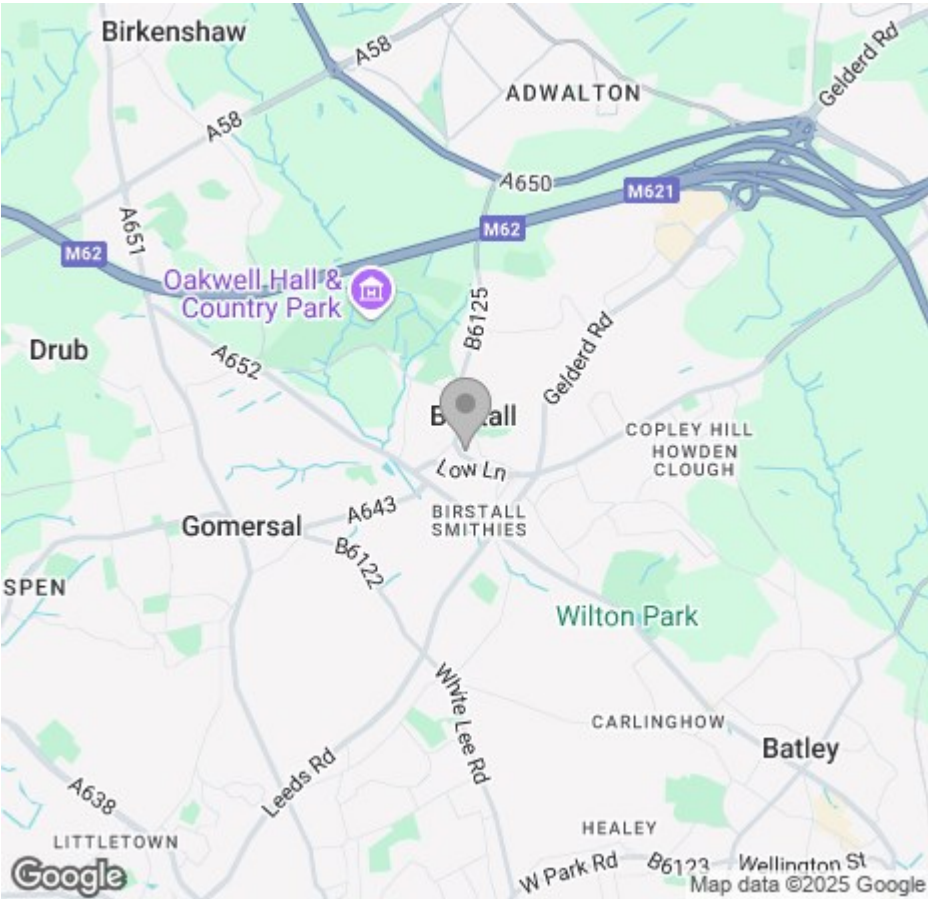
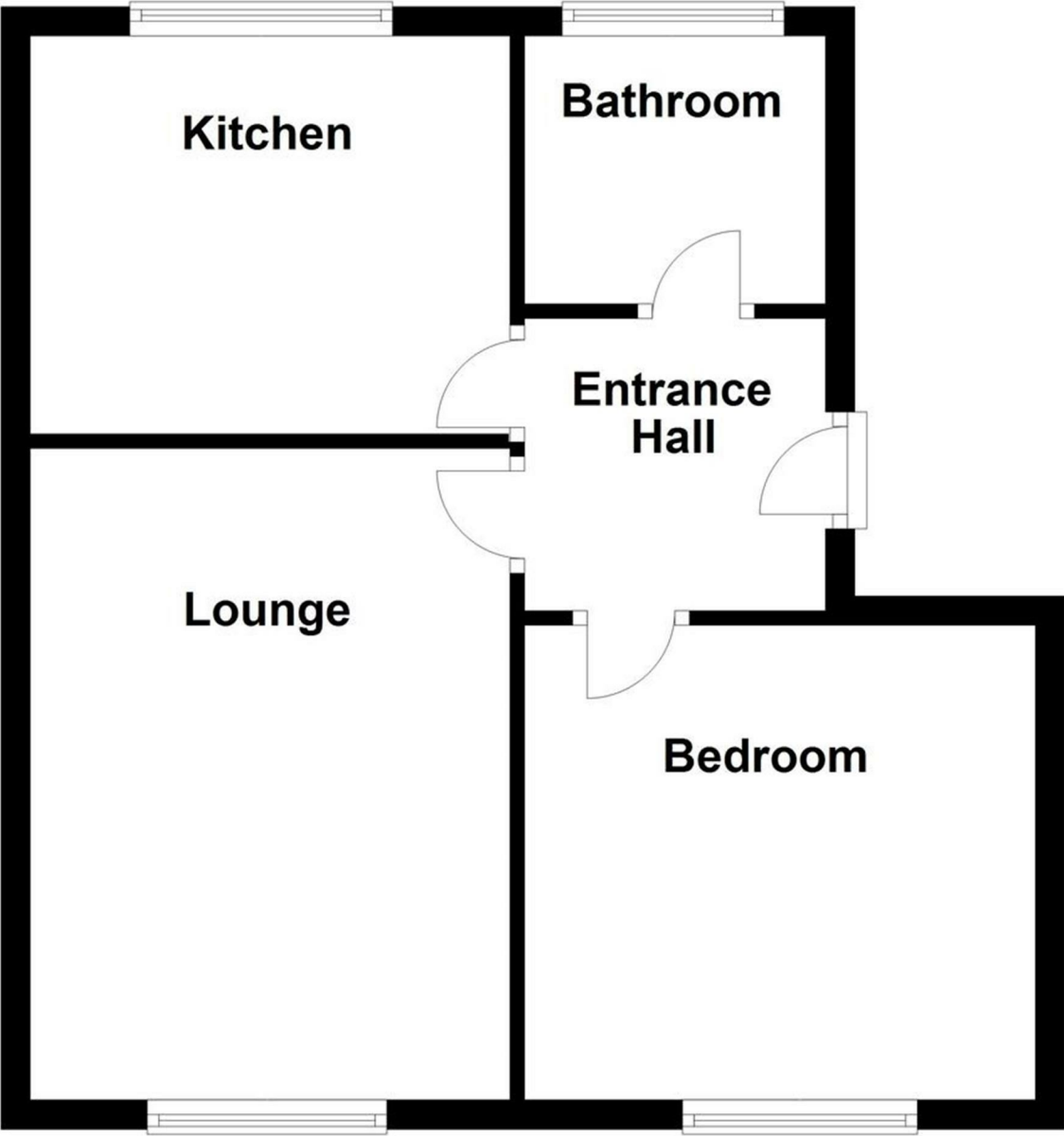
VIEWINGS:

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





Ground 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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