



HODSONS

PCM

£595 PCM

Highgate Street

Batley, WF17 6DL



PROPERTY SUMMARY

We are pleased to offer this well presented and quirky ONE DOUBLE BEDROOM mid cottage property situated within easy reach of Batley & Dewsbury Centres and all its amenities. The property benefits from gas fired central heating, PVCu double glazing and a modern bathroom together with accommodation of lounge / kitchen area with cooker, fridge/freezer and washer, basement storage cellar, stairs and landing, impressive fully tiled bathroom/WC with electric shower and a double sized bedroom with fitted wardrobes and shelving. Small yards to front and rear On street parking to the front where available.

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LOCAL AUTHORITY

Kirklees Council

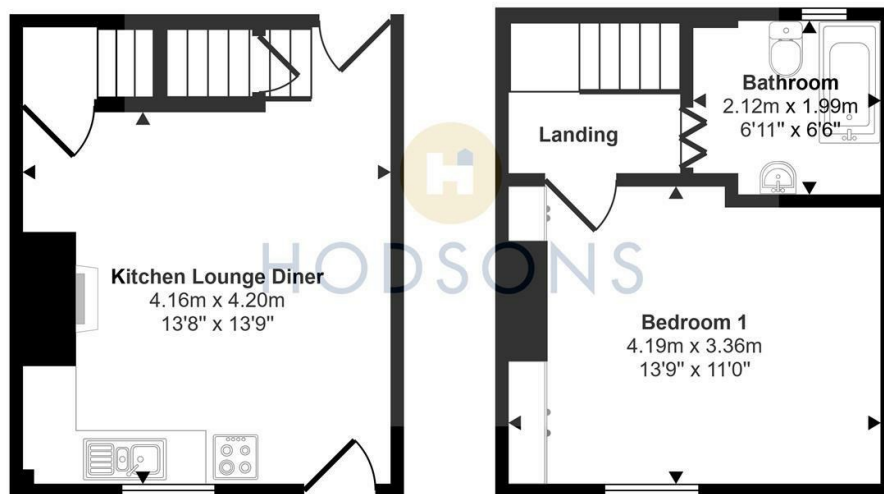
TENURE**COUNCIL TAX BAND**

A

VIEWINGS

By prior appointment only

Approx Gross Internal Area
44 sq m / 469 sq ft



Ground Floor

Approx 22 sq m / 233 sq ft

First Floor

Approx 22 sq m / 237 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk