



Batley Road, Tingley, Wakefield, West Yorkshire **Offers Over £90,000**







Batley Road, Tingley,
Wakefield, West Yorkshire

Offers Over £90,000

Property Description

Come and view this WELL PROPORTIONED through terrace house which enjoys TWO BEDROOMS and NO ONWARD CHAIN as well as access to well regarded schools, amenities, the M62 and the M1. There is a LARGE LOUNGE and a KITCHEN/DINER that will accommodate a table and also the added benefit of a small outside space to the rear. Great for investment or for a family home. VIEW NOW. A copy of the EPC will be available on request. EPC Grade D.

Our View

The current owners have had this property successfully rented out for several years and they have told us that it has provided a steady income and good yield. The location of this property will also be of interest to some due to the fantastic amenities and transport links.

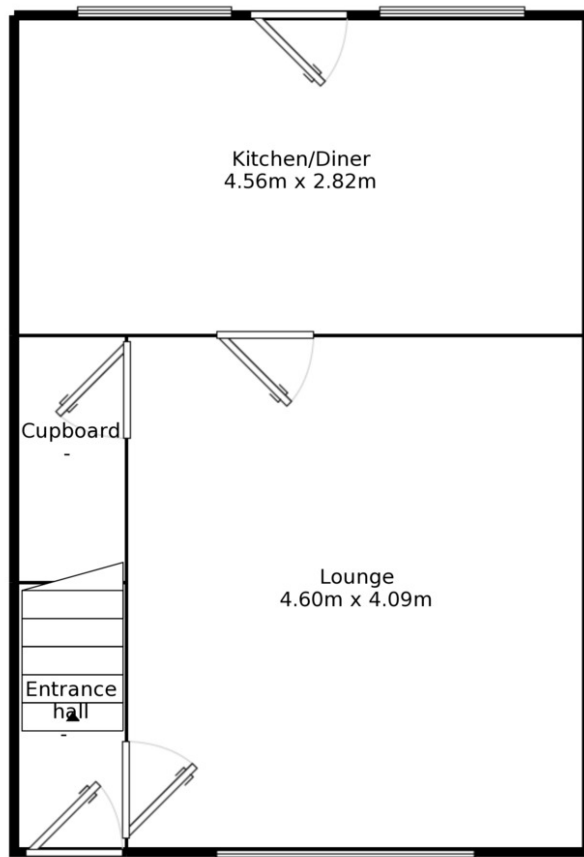
Location

This property is positioned in the sought after residential location of Tingley offering access to Leeds, Wakefield and the lively and bustling market town of Morley. Tingley boasts a range of shops, amenities and schools. There are various points of interest to include local Haigh Wood and the popular Ardsley reservoir as well as access to the M1 and M62.

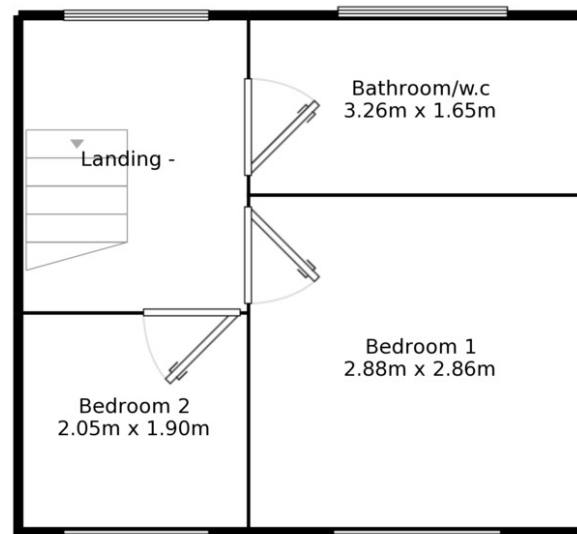


Epc Rating Grade D
For full EPC please contact the branch

Ground Floor
Floor Size: 38.0 m², 409.0 ft²



First Floor
Floor Size: 23.5 m², 252.5 ft²



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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