



**Halifax Road, BATLEY WF17 7RB**

**welcome to**

**Halifax Road, BATLEY**

Guide Price £120,000 - £130,000 READY TO GET YOUR FOOT ON THE PROPERTY LADDER? LOOKING FOR SOMETHING TO DOWNSIZE INTO? OR MAYBE A BTL? THEN VIEW THIS CHARMING COTTAGE TODAY!



**Disclaimer**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Lounge / Kitchen Diner**

18' 1" x 17' 9" ( 5.51m x 5.41m )

**Landing****Bedroom One**

14' 10" MAX x 13' 6" MAX ( 4.52m MAX x 4.11m MAX )

**Bedroom Two**

11' 9" x 5' 2" ( 3.58m x 1.57m )

**Family Bathroom**

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welcome to

## Halifax Road, BATLEY

- Guide Price £120,000 - £130,000
- Two Bedroom End Terrace Cottage
- 18ft Open Plan Lounge Kitchen
- F/F Bathroom, Cellar For Storage
- Good Sized Front Garden, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS118093 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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