



Leyland Road, Birstall Batley WF17 9JW

welcome to

Leyland Road, Birstall Batley

Guide Price £250,000 - £260,000 WHEREVER I WANDER, WHEREVER I ROAM, I COULDN'T BE FONDER OF MY WONDERFUL HOME... CALL TO VIEW THIS VERY WELL-PROPORTIONED PROPERTY TODAY!



Guide Price £250,000 - £260,000 Offered for sale in this popular area of Birstall is this well-presented semi-detached property offering accommodation over three floors, with great proportions throughout. The property briefly comprises: lounge, kitchen/diner, downstairs WC, utility room, three good sized bedrooms. Externally, there is a driveway providing off street parking leading to the integral garage and to round the property off there is an enclosed rear garden. The property is perfectly positioned for all local schooling, bus routes and Birstall town centre. The M62 motorway and Birstall retail and leisure parks are just a short drive away. William H Brown is Dewsbury insists you view today to appreciate what this wonderful family home has to offer! Don't miss it!

Lounge

13' x 10' (3.96m x 3.05m)

Kitchen

16' 2" x 12' 7" (4.93m x 3.84m)

Utility Room

7' 9" x 5' 8" (2.36m x 1.73m)

Bedroom One

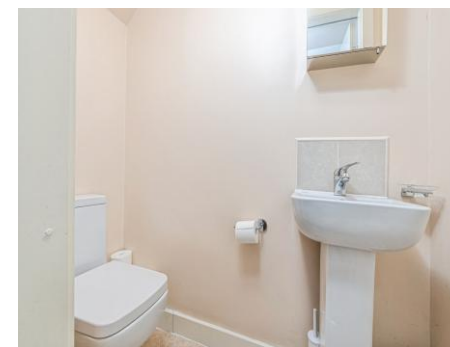
11' 9" x 10' (3.58m x 3.05m)

Bedroom Two

12' 5" x 10' (3.78m x 3.05m)

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m)



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Leyland Road, Birstall Batley

- Guide Price £250,000 - £260,000
- Three Bedroom Semi Detached Property
- Lounge, Kitchen Diner
- Downstairs WC
- Utility Room, Driveway, Integral Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS118122](https://www.williamhbrown.co.uk/Property/DWS118122)



Property Ref:
DWS118122 - 0004

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