

# MoveNow Properties



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**FOR SALE**

**Sandyfield Terrace, Batley,**

**WF17 8LH**

**2 Bedroom, Terrace**

**Guide Price £110,000 - £120,000**



Movenowproperties offer this delightfully well maintained 2 bedroom end terrace. Suitable for investors and first time buyers alike! Must be viewed to fully appreciate.

- 2 bedrooms
- Well maintained
- Ideal for first time buyers
- Ideal for potential investors
- Parking operated by first come first served basis
- Four piece bathroom suite
- Must be viewed to be appreciated

Accommodation briefly comprises:

### **Entrance Hallway**

Freshly painted, attractive hardwood entrance door leading to hallway, laminate flooring, stairs to first floor and doors leading to living room and kitchen.



### **Living Room**

**Measurements: 13' 2" x 12' 3" (4.01m x 3.74m)**

Cosy living space with laminate flooring, neutrally decorated, hardwood doors leading to small outside space and double glazed window with fitted blinds, radiator and wall & ceiling lights.



## Kitchen

**Measurements: 12' 8" x 6' 8" (3.86m x 2.04m)**

A variety of wall and base units with complementary worksurfaces, sink and drainer with mixer tap, washing machine, tumble dryer, undercounter fridge and freezer, electric oven and hob with extractor above, double glazed window with fitted blind, radiator, and useful understairs storage cupboard.



## Stairs & Landing

Carpet flooring, doors leading to separate rooms, neutrally decorated, double glazed window to side aspect, radiator and storage cupboard.



## Bedroom 1

**Measurements: 13' 3" x 8' 4" (4.04m x 2.54m)**

Double bedroom with carpet flooring, double glazed window to rear with fitted blind, fitted wardrobe space, radiator, neutral decoration and dado rail.



## Bedroom 2

**Measurements: 10' 2" x 5' 10" (3.10m x 1.78m)**

Single bedroom with neutral decoration, double glazed window with fitted blind to front, radiator and carpet flooring.



## Bathroom

**Measurements: 9' 6" x 6' 6" (2.89m x 1.98m)**

Comprising of a 4 piece suite in white having low flush WC, pedestal wash basin, bath, corner shower cubicle, chrome towel radiator, vinyl flooring, part tiling to walls, storage cupboard housing combi boiler and frosted double glazed window with fitted blind.



## Outside

To the front and rear of the property are small low maintenance pebbled / patio areas. There is parking available which is operated on a first come first served basis.



## Boiler

Combi boiler Ideal Esprit ECO 30

## Broadband

Basic 16 Mbps

Superfast 56 Mbps

Ultrafast 1000 Mbps

### Mobile Coverage

Three  
O2  
Vodafone

### Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Parking

Courtyard

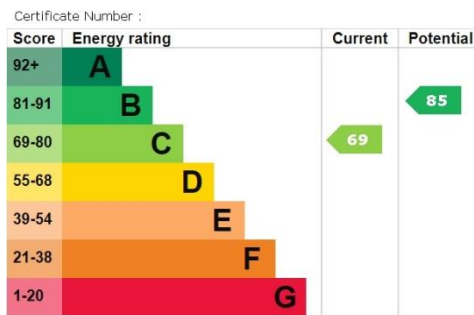
### Council Tax

Band B

### Tenure

Freehold

### EPC



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>

### Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

### Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

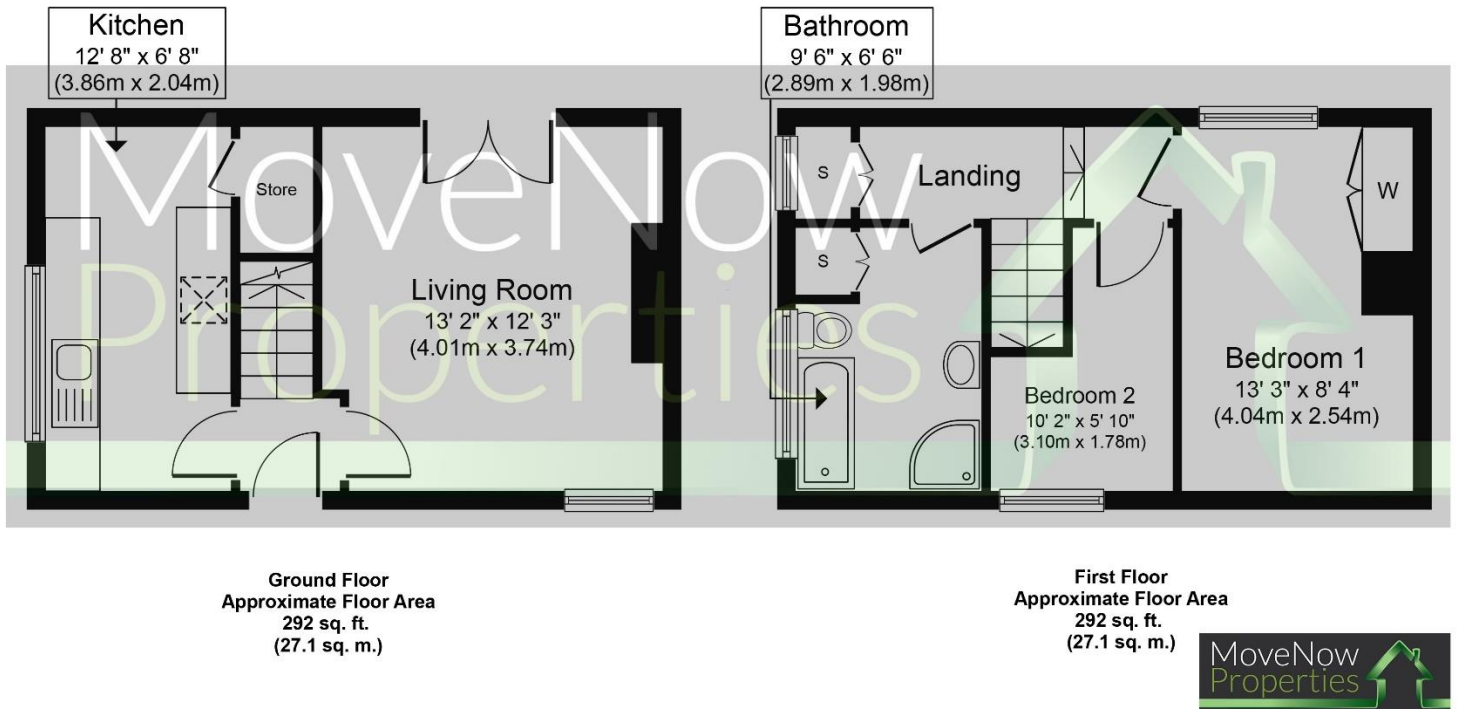
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## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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