

# Primrose Hill, Batley, West Yorkshire



YOUR MOVE

PRICE:

**£85,000**

Ref no: 527/501/803

**YOUR MOVE,**  
Wesley Chambers  
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Dewsbury, WF13 1AJ

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# Primrose Hill, Batley, West Yorkshire

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

YOUR MOVE are pleased to offer for sale this terraced house which benefits from double glazing where stated. The accommodation briefly comprises entrance, lounge, kitchen and bathroom to the ground floor whilst to the first floor there are two bedrooms. Externally there is a garden to the rear.

## ENTRANCE

Entrance door.

## LOUNGE

**4.86m x 4.39m (15'11" x 14'5")**

Double glazed window to front, fire surround housing flame effect gas fire, double doors lead to kitchen, side door accessing stairs to first floor.

## KITCHEN

**3.07m x 2.63m (10'1" x 8'8")**

range of wall and base units, single drainer sink, oven and hob with extractor over, double glazed stable style door, double glazed window to rear.

## BATHROOM

Double glazed window, three piece white suite comprising bath with shower over, wash hand basin, wc, radiator.

## FIRST FLOOR

### BEDROOM

**2.85m x 2.44m (9'4" x 8'0")**

Double glazed window, fitted wardrobes.

### BEDROOM

**3.64m x 1.43m (11'11" x 4'8")**

Double glazed window.

## OUTSIDE

### REAR GARDEN

Garden area, fencing to boundaries.

## CLAUSES:

## FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

## MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## FIXTURES & FITTINGS:

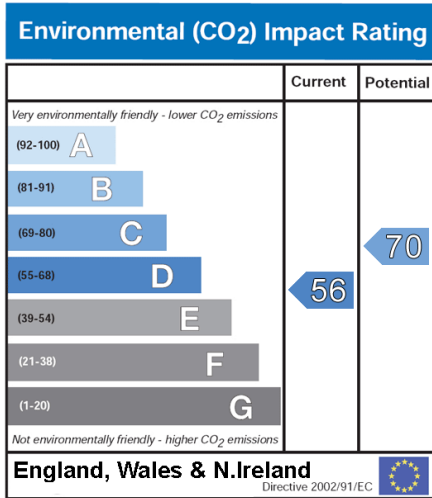
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## SERVICES CONNECTED:

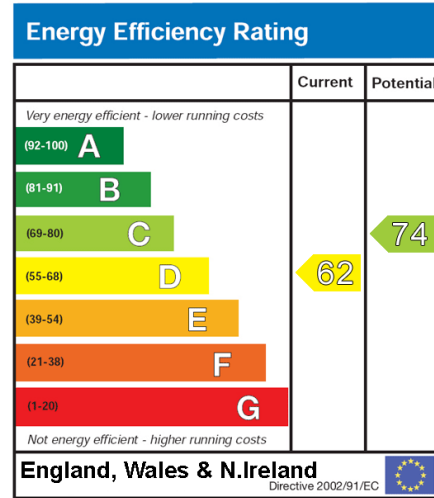
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

## ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### OFFICE OPENING HOURS:

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

