


## 2 bed semi-detached house to buy in WF17

Fieldhead Crescent, Birstall, Batley, WF17 9BP

# £113,000 Starting Bid

x 2 x 1 x 1

Tenure

**Freehold**

Off Street parking

## Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Semi Detached House
- Two Bedrooms
- Generous Rear Garden
- EPC Rating E

## Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

## Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

This two-bedroom semi-detached house offers comfortable and practical accommodation, suitable for a range of buyers. The property includes a spacious reception room with a bay window providing good natural light, along with French doors leading directly to the rear garden.

The kitchen offers space for essential appliances and features tiled walls, a gas hob, and a window overlooking the garden. Upstairs, there are two well-proportioned bedrooms with large windows and built-in storage. The bathroom is fitted with modern tiling, a bath with shower over, and a built-in grab rail.

Externally, the property benefits from a generous rear garden with a greenhouse and several seating areas, enclosed by fencing and mature planting. A gated driveway provides off-road parking, and the front garden adds to the property's overall appearance.

Additional features include double-glazed windows, a gas fireplace, and a range of decorative finishes throughout.

Offered for sale by auction, the property presents an excellent opportunity for buyers looking for a home with both indoor and outdoor space.

Kitchen

2.9m x 2.81m

Lounge / Diner

6.41m x 3.41m

Bedroom 1

3.58m x 3.4m

Bedroom 2

4.36m x 2.72m

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £113,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

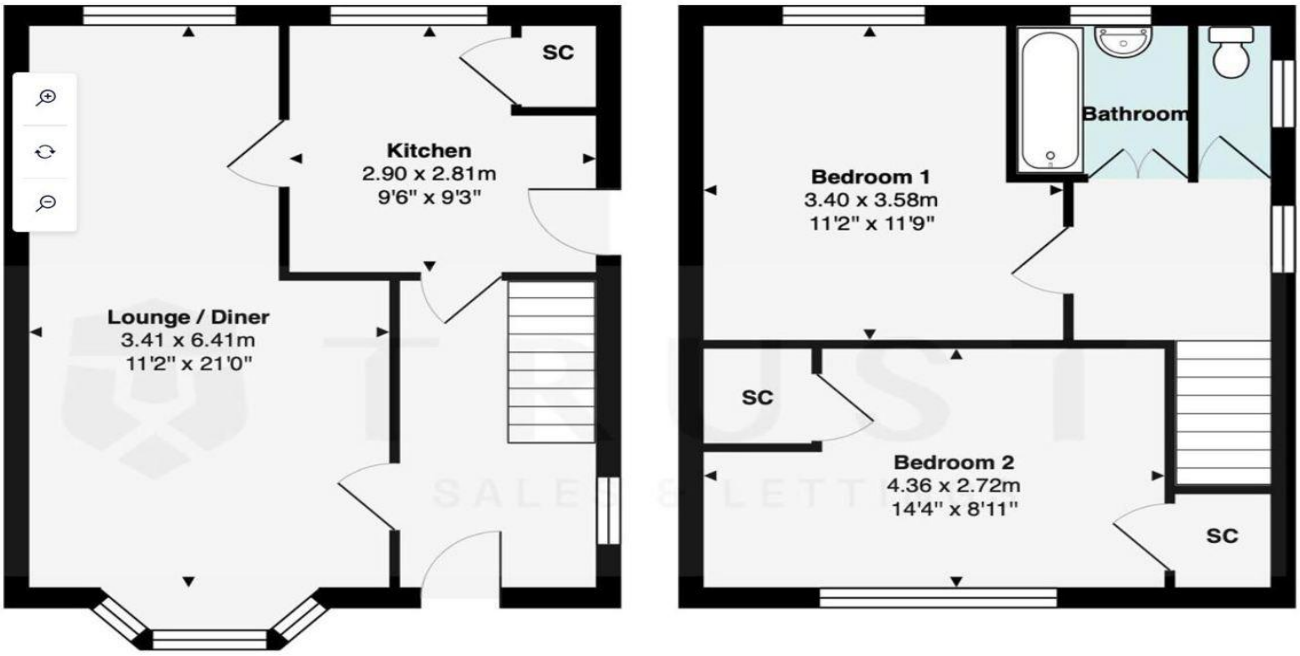
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

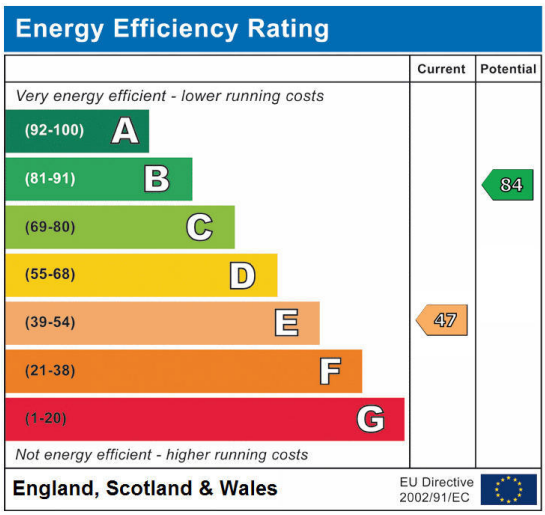
Mobile signal coverage: Good




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Total Area: 69.5 m² ... 748 ft²

**Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.**




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Contact your local branch today for more information on this property:

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