



**Cross Bank Road  
Batley  
West Yorkshire  
WF17 8PJ**

**Offers In Excess Of £215,000**

**bettermove**

# Cross Bank Road Batley

Bettermove are proud to present this 3 bedroom detached house in Batley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 1869; the ground rent is £16pa but has not been requested for over 20 years.

The interior of this property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a large rear yard, perfect for enjoying the summer months.

Located in the popular town of Batley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A652, Batley train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

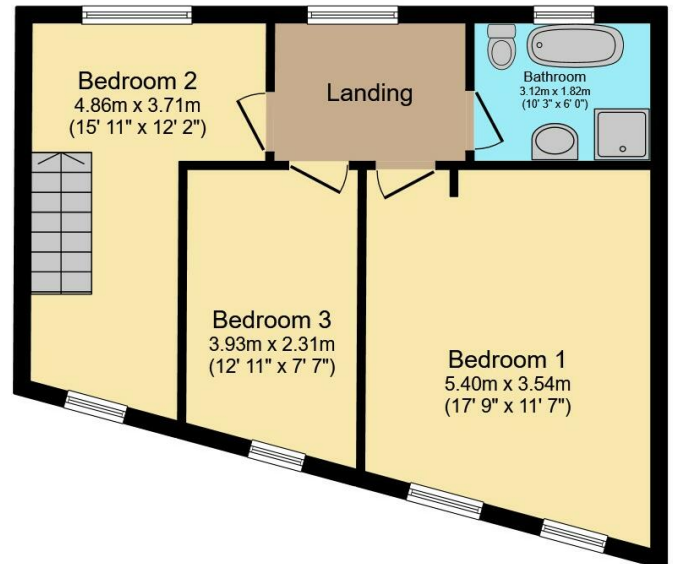
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 87.9 sq.m. (946 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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