



High Street
Hanging Heaton
Batley
West Yorkshire
WF17 6DW

Offers in Excess of £225,000

bettermove 

High Street Batley

Bettermove are pleased to present this charming three bedroom end terrace house in Hanging Heaton.

The property benefits from double glazing, gas central heating throughout and has a driveway providing off road parking for two vehicles. The council tax band is B.

The interior of this beautifully presented property comprises a spacious lounge and open plan dining kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a large private garden with patio seating area, perfect for enjoying the summer months.

Located in the popular area of Hanging Heaton, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A653, A638, M1, M62, M621, Batley and Dewsbury train stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

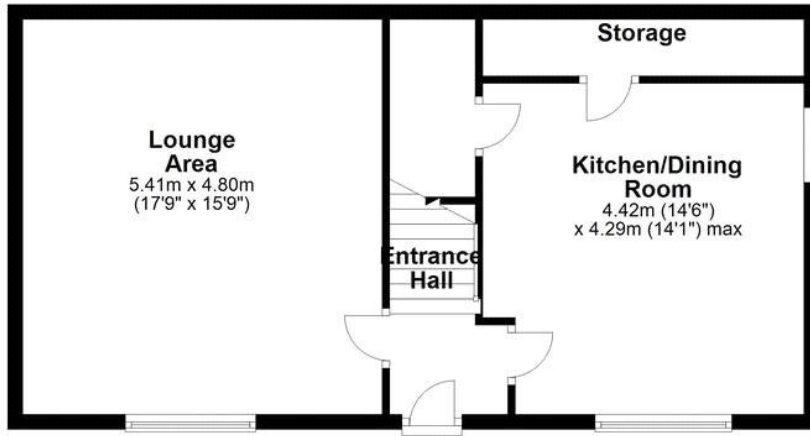
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

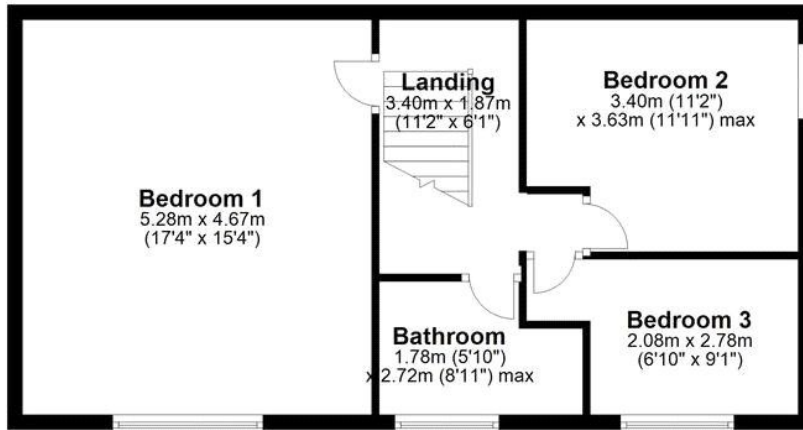
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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