FOR SALE

One Hundred and Five Thousand Pounds £105,000 Freehold

ezmuve

# Mortimer Avenue, Batley. WF17

Batley
501, Bradford Road, Batley, WF17 8LL

01924927073
hello@ezmuve.co.uk

## ABOUT THE PROPERTY

Ezmuve are pleased to bring this wonderful 3-bed terraced home in HEALEY, Batley to the market! The home consists of spacious rooms, high ceilings, and an enclosed back garden with lawn. Situated nearby to some good schools, not too far from the town centre of Heckmondwike, the location is fantastic with a wealth of amenities close by. If you are a First Time Buyer, Landlord, or even a small family, this property could be just perfect for you! Get in touch today to arrange your viewing!

## FEATURES

- Spacious and airy rooms
- Good schools nearby
- Great location near to local amenities
- Modern Kitchen
- Enclosed Back Garden
- Three Bedrooms

ROOM DESCRIPTIONS

## Ground Floor

### Living Room

Spacious and bright living room with high ceilings and a large double glazed window. Stunning fireplace feature for extra comfort along with clean and warm decor giving a real cosy feel to the room. A perfect room to relax in.

### Kitchen

Modern kitchen with plenty storage and worktop space. This room is truly the heart of the home, looking out on to the back garden, offering enough space for a dining table if desired. Stylish kitchen units, with gas cooker and overhead extractor fan.

## First Floor

### Master Bedroom

Double bedroom, comfortably fits a double bed and wardrobe with plenty of space left free! Includes double glazed large window and window ledge.

### Bedroom 2

Deceptively spacious second double bedroom. High ceilings and double glazed windows. The perfect room for a child.

### Bedroom 3

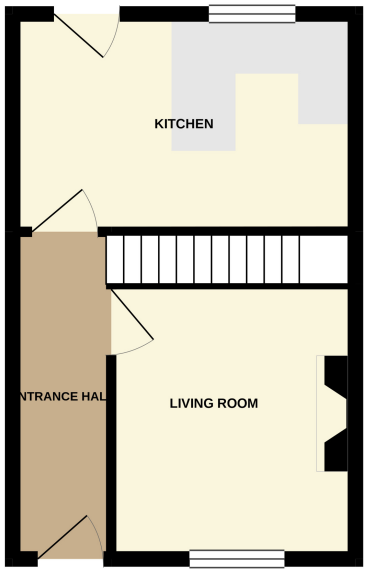
Third bedroom, high ceilings, very bright yet cosy. Still very spacious for a third bedroom.

### Bathroom

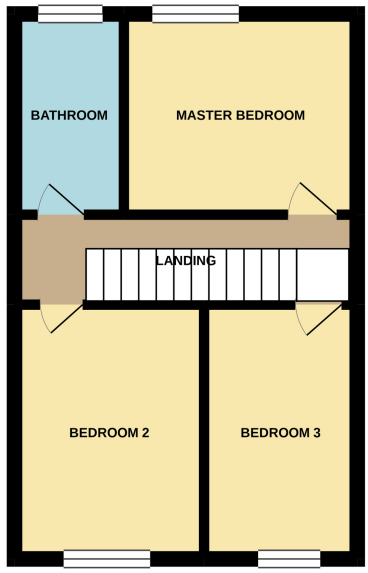
Includes a bath with overhead shower, hand basin, W.C and a stylish heated towel rail.

# FLOORPLAN

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# EPC

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