



TRUST  
PROPERTY AUCTIONS

## 1 bed end of terrace house to buy in WF17

Clerk Green Street, Batley, West Yorkshire, WF17 7SE

**£69,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ One Bedroom
- ✓ Well Presented One Bed Back to Back End Terrace
- ✓ Extended Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Nestled away from the main road is this one-bedroom rear back-to-back terraced property, offered for sale with a sitting tenant in situ currently achieving £550 PCM rental income. This would make an ideal addition to any rental portfolio and is available to view now.

The accommodation briefly comprises an entrance into the kitchen, offering ample fitted storage and space for dining, leading through to a spacious lounge/diner with feature fireplace. The property also benefits from a useful storage cellar. To the first floor is a generous landing, a modern house bathroom, and a well-proportioned double bedroom.

Outside is a real bonus to this home, with an exceptionally sized rear garden and courtyard area. Designed to be low maintenance, it provides a fantastic outdoor space and acts as a true extension of the home.

Located in the popular area of Batley and within easy reach of local amenities, schools, and transport links, this property will appeal to investors looking for an income-generating property in a convenient location. Early viewing is highly recommended.

Cellar

4.5m x 2.14m

Lounge / diner

5.08m x 4.28m

Kitchen

4.24m x 2.78m

Bathroom

2.8m x 2.26m

Bedroom

4.18m x 2.82m

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: End of terrace house

Parking: On 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

Mobile signal coverage: Good



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Total Area: 77.7 m<sup>2</sup> ... 837 ft<sup>2</sup>

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.

SALES & LETTINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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