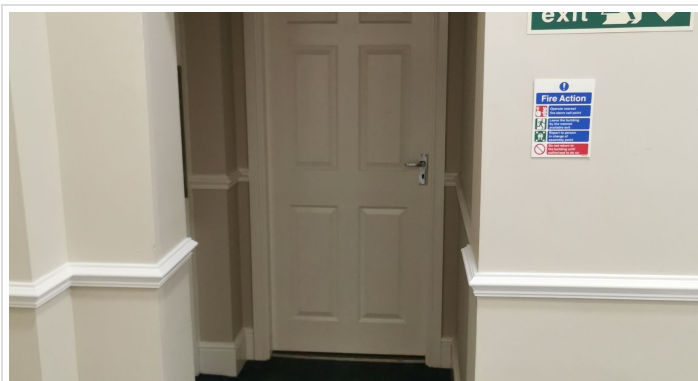
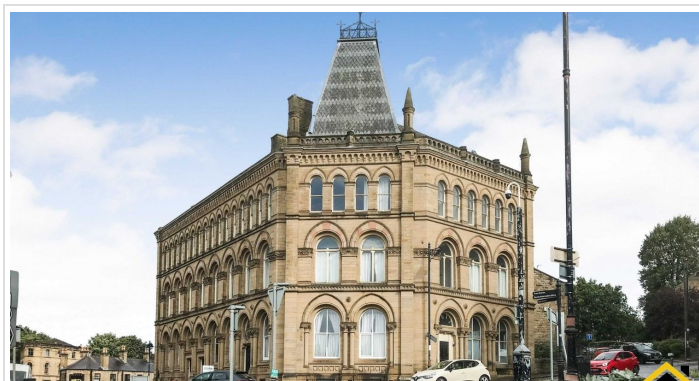


2 Bed Apartment In Station House Station Road, Batley, WF17 5SP £85,000





SHORT DESCRIPTION

Property Ref: 17446 Situated in this beautiful converted building having feature arched windows. Conveniently situated within walking distance to Batley town centre, local amenities, short walk to Batley train station and with easy to M1 & M62 motorway network. The property briefly comprises: communal entrance hallway, spacious apartment hallway, 19ft lounge with fully fitted kitchen dining area, two large bedrooms and bathroom. COMMUNAL ENTRANCE An external door leads into the entrance hallway ENTRANCE HALLWAY The apartment door leads into the entrance hallway. Electric wall heater. OPEN PLAN LIVING KITCHEN DINER This spacious room has two large feature arched windows in the living area, carpet flooring. To the kitchen area there are fitted wall and base units, inset sink and complementary work surfaces, electric oven and hob with extractor over, plumbing for automatic washing machine and space for a under counter fridge freezer. Two electric wall heaters and entry comm BEDROOM ONE A spacious double bedroom, rear sash window and electric wall heater. BEDROOM TWO A double bedroom, rear sash window and electric wall heater. BATHROOM The bathroom contains a white three piece suite comprising of wash hand basin, low flush WC, rectangular bath with shower attachment over, electric heated towel rail. Tiled floor and part tiled walls. TENURE Leasehold COUNCIL TAX BAND A LEASE INFORMATION PLEASE NOTE This property is leasehold. We are advised the ground rent is £200 per year and the service charge is £1,750 per year. Above details to be checked by a legal representative. Additional information Tenure Leasehold. 125 years from and including 1 September 2015 and to and including 31 August 2140. Tenancy Let on a Assured Shorthold Tenancy for £650.00 per calendar month - Holding Over Rent £7800.00 per annum Property Type: Apartment Full selling price: £85000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 114 Yearly Ground Rent Cost: £1750.00 Yearly Management Cost: £200.00 Council tax band: A EPC rating:C Measurement: 753.474 sq.ft. Parking: Private, Off street, On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

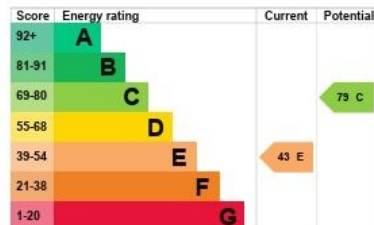
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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