



9 Daisy Close, Birstall, WF17 9NJ

Ideal for first-time buyers, this semi-detached house is ideally positioned at the head of a quiet cul-de-sac in a highly popular residential area. Having two bedrooms, off-street parking and a generous outdoor area it is likely to be very popular, and an early viewing is highly recommended.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk   



9 Daisy Close, Birstall, West Yorkshire, WF17 9NJ

Asking Price: £180,000



General Remarks

Located just a short distance from the centre of Birstall, this two-bedroom semi-detached house would be perfect for first-time buyers or growing families. Tastefully decorated throughout a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - spacious living room with an open plan staircase to the first floor, full width kitchen with French doors to the rear garden.

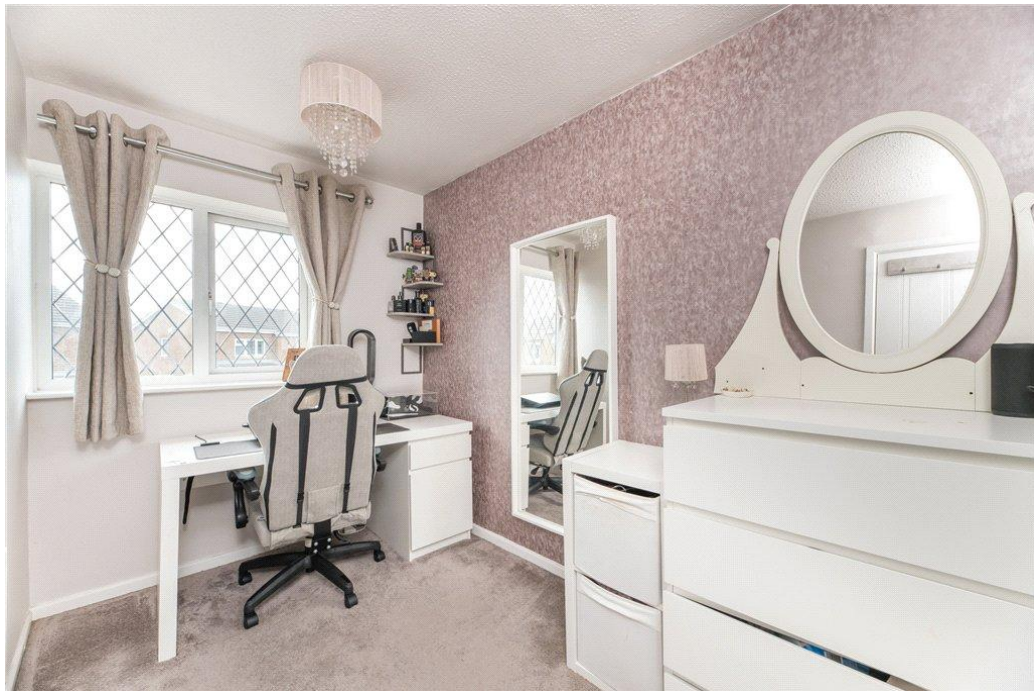
The kitchen has fitted wall and base units, ample worktop space, integrated hob, oven and plumbing for a washing machine

On the first floor there are two bedrooms, the main bedroom is full width and overlooks the rear garden. The house bathroom is fully tiled and has a modern three-piece suite comprising; - bath with centre taps, shower over, shower screen WC and wash basin. The landing provides access to a part-boarded loft which offers a useful additional storage space.

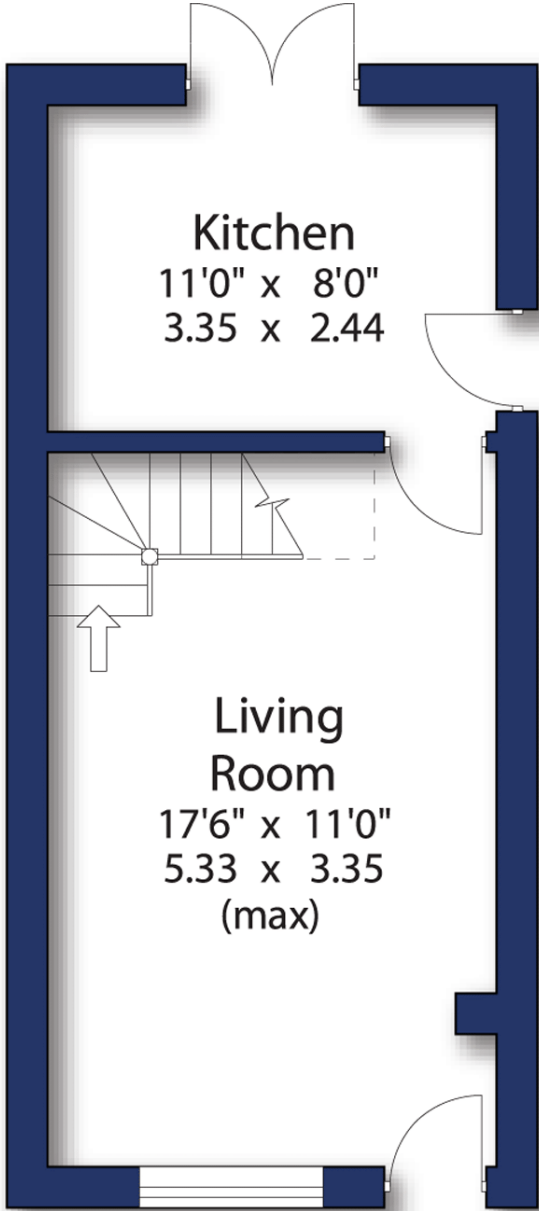
Externally, to the front of the property there is a lawned garden and side driveway which provides off-street parking. The larger rear garden is fully enclosed and laid to lawn with a decked area which is ideal for relaxing or alfresco dining.



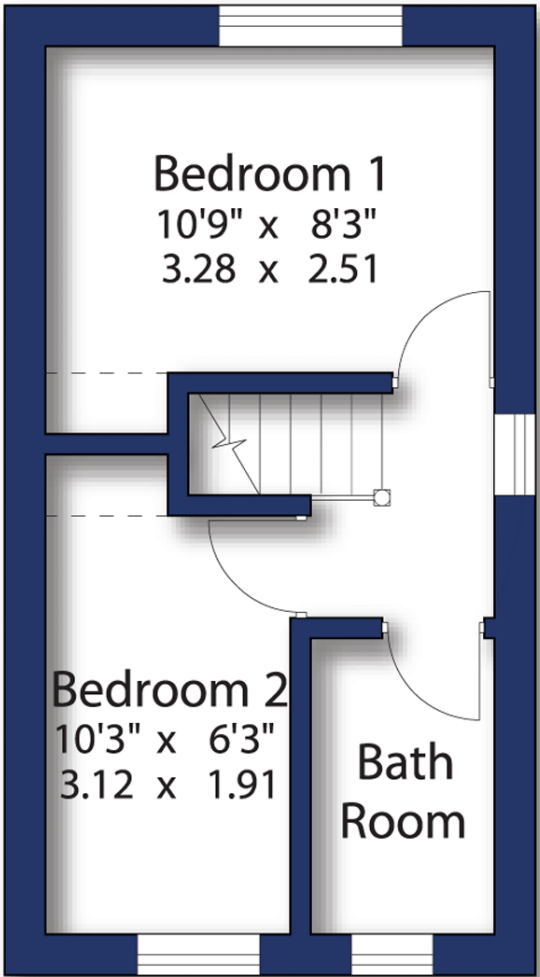




Floorplans



Ground Floor



First Floor

© Dacre, Son & Hartley



Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band is currently B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR260259

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400



ARRANGE A VIEWING

Call 0113 322 6333 or email
morley@dacres.co.uk

