



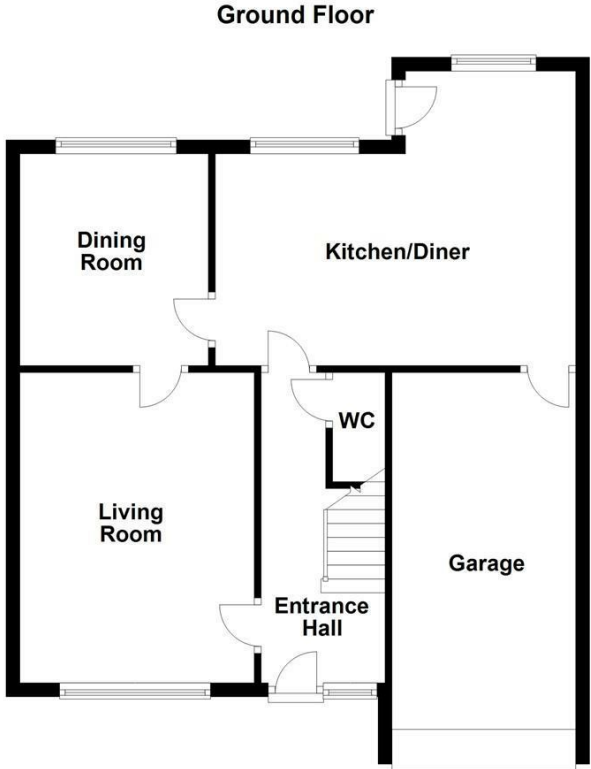
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01924 266 555

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01977 798 844



220 Batley Road, Kirkhamgate, Wakefield, WF2 0RZ

For Sale Freehold Offers Over £350,000

Located in the sought after village of Kirkhamgate is this four bedroom detached family home, which benefits from two reception rooms, larger sized kitchen diner, ample off road parking, enclosed rear garden, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., living room, dining room, I-shaped kitchen diner, integral single garage and to the first floor there are four bedrooms and house shower room/w.c. Outside there is a cast iron swing gate providing access onto a block paved driveway with parking for three cars, whilst to the rear there is an enclosed garden with timber panelled fences, concrete seating area, artificial grass and planted surrounds.

The property is within walking distance of the local amenities and schools, bus routes travel to and from Wakefield city centre. For those looking to commute further afield the M1 and M62 motorway networks are nearby.

IMPORTANT NOTE TO PURCHASERS

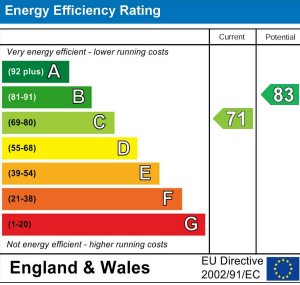
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

14'8" x 5'10" (4.48m x 1.78m)

UPVC double glazed entrance door, UPVC double glazed window to the side, coving to the ceiling, staircase with handrail leading to the first floor landing, dado rail, doors leading to the living room, kitchen diner and downstairs w.c. Central heating radiator.

LIVING ROOM

11'0" x 14'8" (3.37m x 4.49m)

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, gas fire on a marble hearth with matching interior and wooden decorative surround. Door into the sitting/dining room.



DINING ROOM

10'0" x 8'11" (3.06m x 2.73m)

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator, dado rail, door leading into the large kitchen diner.

KITCHEN DINER

17'1" x 10'0" min x 13'11" max (5.21m x 3.07m min x 4.25m max)
A range of wall and base units with laminate work surface over, brush stainless steel splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space and plumbing for a dishwasher, integrated oven and grill, four ring AEG ceramic hob, AEG cooker hood over, central heating radiator, display cabinets, two UPVC double glazed windows to the rear, UPVC double glazed door to the rear garden, built in wine rack, wall mounted combi condensing boiler, door into the integral single garage. Space for a large fridge freezer.

INTEGRAL GARAGE

17'10" x 8'2" (5.44m x 2.51m)

Manual up and over door, power and light.

DOWNSTAIRS W.C.

5'2" x 2'4" (1.59m x 0.73m)

Wash basin with two taps and vanity cupboard, low flush w.c., tiled walls, tiled floor, wall mounted extractor fan, inset spotlights to the ceiling.

FIRST FLOOR LANDING

Coving to the ceiling, doors leading off to bedrooms, shower room and storage cupboard with fixed shelving. Loft access.

BEDROOM ONE

10'6" x 12'2" (3.22m x 3.73m)

UPVC double glazed window to the front enjoying the views towards Emley Mast, central heating radiator and built in double door wardrobe.



BEDROOM TWO

10'6" x 10'2" (3.21m x 3.12m)

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator, built in double door wardrobe.



BEDROOM THREE

8'1" x 22'6" (2.47m x 6.87m)

UPVC double glazed window to the front and to the rear, built in wardrobes to one wall, storage cupboards over bed recess, two central heating radiators.

BEDROOM FOUR

6'4" x 8'9" max x 6'4" min (1.95m x 2.67m max x 1.95m min)

UPVC double glazed window to the front, UPVC double glazed window to the front, central heating radiator, double door wardrobe over bulkhead.

HOUSE SHOWER ROOM/W.C.

7'1" x 6'3" (2.18m x 1.93m)

Walk in shower cubicle with mixer shower having rain shower head and pull out shower attachment, tiled walls, tiled floor, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin with mixer tap, central heating radiator, coving to the ceiling.



OUTSIDE

To the front of the property there is a cast iron gate providing access onto the block paved driveway for parking for up to three cars and leads to the integral single garage with manual up and over door. A paved pathway leads down the side to a timber gate for the enclosed rear garden. The garden is low maintenance with Astroturf seating area, a concrete patio area overlooking a planted central bed with artificial grass, paved pathway and planted borders. Timber panelled fences. Water point connection and outside sensor lighting.



COUNCIL TAX BAND

The council tax band for this property is D

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.