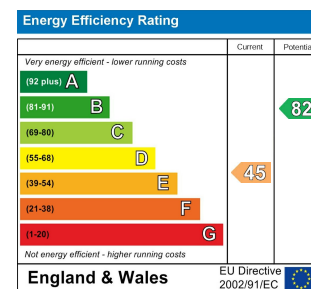
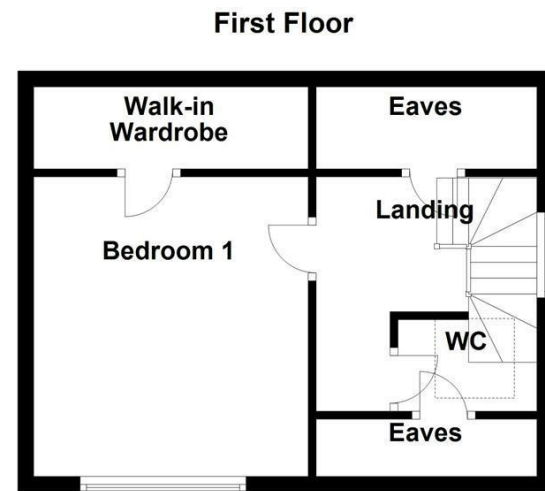
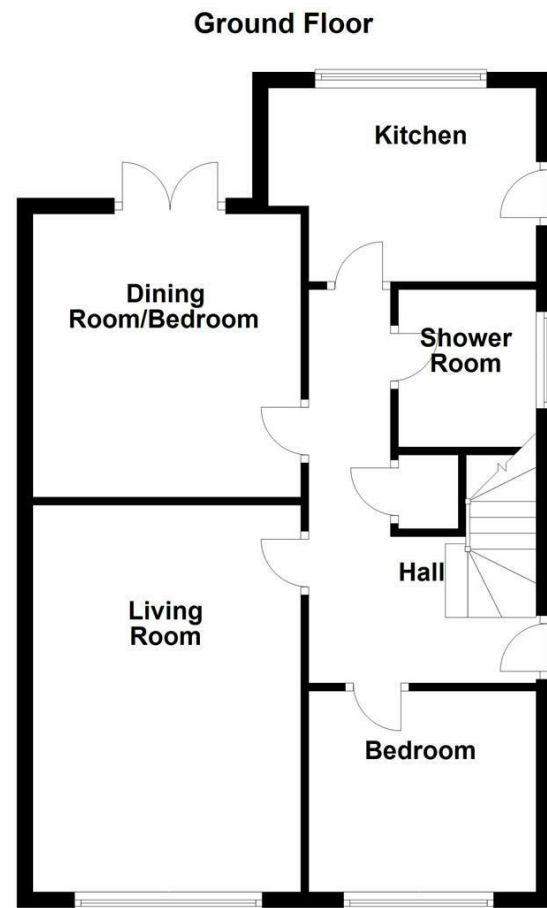




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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.



59 Batley Road, Tingley, Wakefield, WF3 1HE

For Sale Freehold Guide Price £250,000

A two bedroom semi detached bungalow with the third bedroom currently used as a dining room, however could be easily converted back into a bedroom. Boasting a driveway and detached garage. Having fantastic views to the front of surrounding countryside.

The accommodation fully comprises hallway, living room, dining room/bedroom three, kitchen, downstairs bedroom (currently used as a home office/snug), shower room and to the first floor the main bedroom with w.c. Outside there are gardens to the front and rear, the property provides off road parking via the driveway and detached garage. The front enjoys open views over the surrounding countryside.

Located in Tingley, the property conveniently located near local amenities, school, and has good transport links to nearby towns like Leeds and Wakefield. The area offers a community oriented atmosphere and we highly recommend an internal viewing for those looking to downsize or for flexible living.



ACCOMMODATION

HALLWAY

Side UPVC entrance door, central heating radiator, built in understairs storage cupboard, further central heating, access to the living room, kitchen, bedroom/dining room, bedroom and shower room/w.c.

LIVING ROOM

16'0" x 7'10" [4.88m x 2.41m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with surround.



DINING ROOM/BEDROOM THREE

11'5", x 10'9" [3.50m, x 3.29m]

UPVC French doors to the rear garden, central heating radiator and was previously bedroom, currently used as adining room and can be easily used as a bedroom.



KITCHEN

11'8" x 8'5" [3.56m x 2.59m]

UPVC double glazed window to the side, side UPVC entrance door, fitted kitchen with an array of wall and base units for storage with black laminate worktops, stainless steel sink and drainer unit, integrated Induction hob with oven and cooker hood,

plumbing for a washing machine, integrated fridge and freezer, integrated dishwasher.

BEDROOM TWO

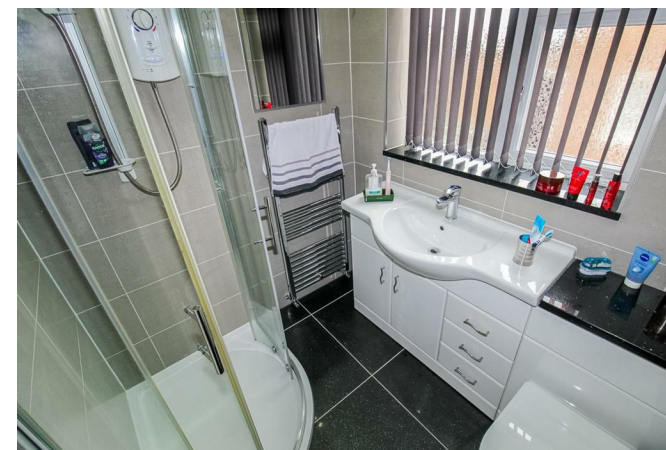
9'4" x 8'4" [2.86m x 2.55m]

UPVC double glazed window to the front, central heating radiator and is currently used a a home office/snug.

SHOWER ROOM/W.C.

6'5" x 5'5" [1.97m x 1.66m]

Side frosted UPVC double glazed window, corner shower cubicle with wall mounted shower and sliding doors, vanity wash hand basin unit with mixer tap and a low flush w.c. Chrome style ladder radiator, spotlights to the ceiling, tiled walls and floor.



FIRST FLOOR LANDING

UPVC double glazed window to the side, access to the bedroom and w.c. Built in storage into the eaves.

BEDROOM ONE

12'5" x 11'1" [3.81m x 3.4m]

UPVC double glazed window to the front elevation, central hating radiator, built in storage cupboard and fantastic far reaching views of surrounding fields and countryside to the front.



W.C.

5'4" x 3'10" [1.64m x 1.17m]

Velux window to the front elevation, vanity wash hand basin with mixer tap, low flush w.c. Built in storage cupboard under the eaves.

OUTSIDE

To the front of the property there is a corner low maintenance pebble and lawn with bush shrubbery border, tarmac driveway to the front and side of the property with ample parking for several cars. To the rear of the property there is a detached garage with up and over door, side UPVC door entrance used for storage, low maintenance rear garden with a shale lawn, corner patio seating area with bush, shrubbery and fence surround.



COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

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