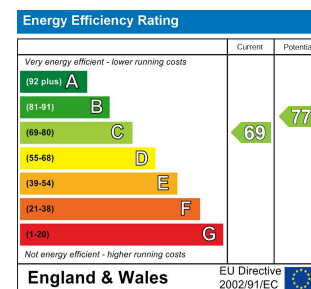
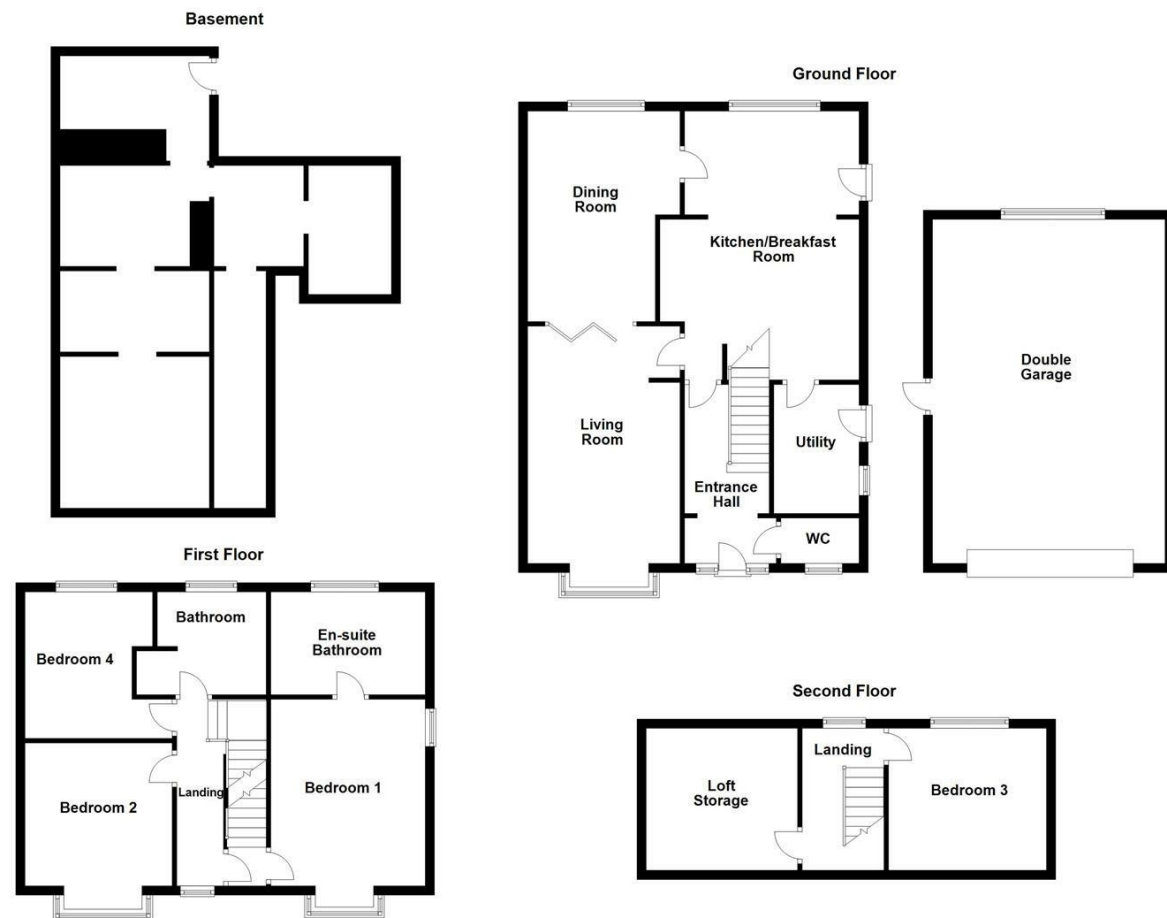




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective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



85 Batley Road, Wakefield, WF2 0AB

For Sale Freehold £360,000

A well appointed and extended four bedroom semi detached family home benefitting from well proportioned accommodation spanning over three floors, modern fitted kitchen/breakfast room, ample off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, downstairs w.c., kitchen/breakfast room, utility, dining room, living room and spacious basement providing useful storage space. The first floor landing leads to two double bedrooms, the house bathroom/w.c. with a hallway leading to a further double bedroom with en suite bathroom/w.c. A further set of stairs leads to a further double bedroom located on the second floor. Outside to the front is a broad driveway leading to the double garage with electric door. To the rear is an enclosed garden laid to lawn incorporating a paved and raised balcony style decked patio area and wood chipped play area.

Situated on Batley Road, it is ideally located for all local shops and amenities, is only a short drive away from the motorway network for those looking to commute further afield. Ideally located for local schools.

A fantastic family home, a viewing is highly recommended to truly appreciate everything on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, coving to the ceiling, picture rail, central heating radiator, stairs to the first floor landing and doors to the kitchen/breakfast room and downstairs w.c.

W.C.

5'9" x 3'9" (1.77m x 1.16m)

Coving to the ceiling, UPVC double glazed frosted window to the front, central heating radiator, concealed cistern low flush w.c. and ceramic wash basin with storage and mixer tap.

KITCHEN/BREAKFAST ROOM

20'4" x 13'5" (max) x 3'3" (min) (6.2m x 4.11m (max) x 1.01m (min))

Range of modern wall and base units with quartz work surface over, ceramic double Belfast sink with mixer tap and tiled splash back. Central island with base units and matching quartz work surface over, space and plumbing for a Range style cooker with extractor hood above, integrated dishwasher and integrated fridge/freezer. Underfloor heating, UPVC double glazed windows to the rear and side, lantern style skylight, composite side door. Doors to the dining room, living room and utility room.

UTILITY

5'11" x 10'0" (1.81m x 3.07m)

Modern wall and base units with quartz work surface over, space and plumbing for a washing machine and tumble dryer. Underfloor heating, composite frosted side door, UPVC stained glass window to the side and spotlights to the ceiling.

DINING ROOM

15'1" x 11'2" (max) x 10'0" (min) (4.62m x 3.42m (max) x 3.06m (min))

UPVC double glazed window to the rear, coving to the ceiling, ceiling rose, spotlights to the ceiling, central heating radiator and folding doors into the living room.



LIVING ROOM

16'11" x 11'5" (max) x 6'2" (min) (5.16m x 3.5m (max) x 1.88m (min))

UPVC double glazed box window to the front, coving to the ceiling, central heating radiator, dado rail and door to the kitchen/breakfast room.



BASEMENT

Ideal storage space with power and light. Boiler is housed in here.

FIRST FLOOR LANDING

Coving to the ceiling, dado rail, UPVC double glazed stained glass window to the front and doors to further hallway, two bedrooms and the house bathroom.

BEDROOM TWO

12'7" x 11'7" (max) x 6'10" (min) (3.86m x 3.55m (max) x 2.1m (min))

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, dado rail and range of fitted wardrobes.



BEDROOM FOUR

10'11" x 11'7" (max) x 9'1" (min) (3.34m x 3.55m (max) x 2.78m (min))

UPVC double glazed window to the rear, coving to the ceiling, picture rail, central heating radiator and fitted wardrobes.

BATHROOM/W.C.

7'4" x 8'8" (max) x 6'1" (min) (2.24m x 2.66m (max) x 1.87m (min))

UPVC double glazed frosted window to the rear, ladder style radiator, concealed cistern low flush w.c., ceramic wash basin with storage and mixer tap, panelled bath with mixer tap and shower cubicle with shower head attachment. Fully tiled, coving to the ceiling and spotlights.



HALLWAY

Stairs to the second floor landing and door to a further bedroom.

BEDROOM ONE

14'8" x 10'1" (max) x 4'11" (min) (4.48m x 3.09m (max) x 1.51m (min))

Range of fitted wardrobes and storage units, UPVC double glazed windows to the front and side, central heating radiator, coving to the ceiling, spotlights and hidden door through to the en suite bathroom.



EN SUITE BATHROOM/W.C.

SECOND FLOOR LANDING

UPVC double glazed window to the rear, dado rail, coving to the ceiling, central heating radiator and doors to the loft storage space and bedroom three.

BEDROOM THREE

10'6" x 10'7" (3.22m x 3.23m)

Fitted storage, UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

OUTSIDE

To the front of the property is an artificial lawn with mature conifer trees and shrubs throughout and a block paved driveway providing off road parking for several vehicles leading to the double garage with electric up and over door, power and light. To the rear is a laid to lawn incorporating a paved and raised balcony style decked patio area, perfect for outdoor dining and entertaining, wood chipped play area, ideal for families and mature shrubs and trees, enclosed by timber fencing.



DOUBLE GARAGE

16'9" x 22'7" (5.12m x 6.9m)

UPVC double glazed window to the rear, power and light. Electric up and over door and side door.

PLANNING PERMISSION

Planning permission has been approved (April 2024) for a first floor side extension. Ref: 24/00628/FUL

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.

EPC RATING

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