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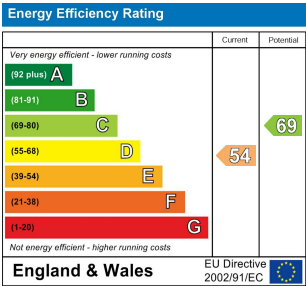


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 219 Batley Road, Kirkhamgate, WF2 0SH

### For Sale Freehold £725,000

Set back from the main roadside is this impressive and extended four bedroom detached upside-down house boasting stunning panoramic views of fields and adjoining countryside toward Emley Moor Mast, along with the added benefit of a detached annex/studio offering versatile living accommodation.

The main house features an enclosed entrance porch with stairs leading to the upper level, where there's a modern fitted kitchen, dining room, spacious living room, and a fourth bedroom/office. The lower level includes three well proportioned bedrooms (two of which feature dressing rooms, with the principal bedroom benefitting from an en suite shower room), a utility room, and an additional large bathroom. Externally, gated access leads to a driveway providing ample off street parking. The rear of the property offers an attractive lawned garden with flagged patio areas, perfectly positioned to enjoy the breathtaking views, while a low maintenance garden to the side adds further appeal.

The detached one bedroom annex/studio is equipped with UPVC double glazing and electric heating and includes a modern fitted kitchen/diner, living room, double bedroom with en suite shower room, and an attached store unit that could be utilised for a variety of purposes.

Situated in the sought after area of Kirkhamgate, the property enjoys close proximity to local amenities, highly regarded schools, convenient bus routes, and excellent access to the motorway network.

This is a truly exceptional property, ideal for a growing family or those seeking multigenerational living with the additional benefit of the annex/studio. An early viewing is highly recommended to fully appreciate the quality and versatility of the accommodation on offer.





## ACCOMMODATION

### UTILITY ROOM

12'3" x 5'2" [3.74m x 1.59m]

Side UPVC entrance door, Base units with work surface over incorporating sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer, fully tiled floor, part tiled walls and door into hallway.

### HALLWAY

Radiator, laminate floor, stairs to the first floor landing, UPVC double glazed frosted window to the front, recess LED spotlights, coving to the ceiling and doors to three bedrooms and bathroom.

### BATHROOM/W.C.

8'6" x 13'2" [2.61m x 4.02m]

Five piece suite comprising concealed cistern low flush w.c., bidet, panelled bath with whirlpool function, double shower cubicle with electric shower and wash basin with work surface over and base units. Heated chrome towel radiator, fully tiled walls, radiator, spotlights and UPVC double glazed frosted window to the side.



### BEDROOM ONE

13'11" [max] x 8'4" [min] x 14'0" [4.25m [max] x 2.55m [min] x 4.28m]

Radiator, UPVC double glazed frosted window to the side, coving to the ceiling, recess ceiling spotlights, door to en suite shower room and feature archway and step down into dressing room.



### DRESSING ROOM

8'5" x 16'10" [2.58m x 5.14m]

UPVC double glazed arched windows to the rear and radiator.

### EN SUITE SHOWER ROOM/W.C.

5'1" x 6'5" [1.57m x 1.98m]

Three piece suite comprising concealed cistern low flush w.c., vanity wash hand basin and shower cubicle with electric shower. Fully tiled walls and floor. UPVC double glazed frosted window to the side and recess ceiling spotlights.

### BEDROOM THREE

13'1" x 8'0" [4.01m x 2.46m]

UPVC double glazed window to the front, radiator and laminate floor.

### BEDROOM TWO

11'10" x 14'0" [3.61m x 4.28m]

Coving to the ceiling, recess ceiling spotlights, portrait radiator and feature archway and step down into the dressing room.

### DRESSING ROOM

8'5" x 7'10" [2.59m x 2.40]

UPVC double glazed window to the rear and portrait radiator.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, laminate floor, radiator, coving to the ceiling and doors to the kitchen, living room and bedroom four/office. Door to separate entrance hall.

### ENTRANCE HALL

7'1" x 5'5" [2.17m x 1.67m]

Entrance door, radiator, UPVC double glazed window to the side, concealed porch with steps leading to down.

### BEDROOM FOUR/OFFICE

12'11" x 8'1" [3.95m x 2.47m]

Laminate floor, UPVC double glazed window to the front, radiator and coving to the ceiling.

### KITCHEN

8'7" x 16'8" [2.64m x 5.09m]

Range of modern fitted wall and base units with matching work surface over incorporating ceramic sink and drainer with mixer tap, space for a fridge/freezer, integrated dishwasher, touch screen four ring electric hob with stainless steel filter hood above, integrated combi microwave, integrated oven and grill. Breakfast bar area, recess ceiling spotlights, quality fitted LVT flooring, radiator and UPVC stable rear door. UPVC double glazed windows to the rear and side. Squared archway into the dining room.

### DINING ROOM

9'5" x 8'8" [2.89m x 2.65m]

Laminate floor, UPVC double glazed window to the side, radiator, coving to the ceiling and dado rail.

### LIVING ROOM

16'0" x 13'11" [4.89m x 4.26m]

Electric fire with modern surround, coving to the ceiling, radiator, recess ceiling spotlights, wood floor and large UPVC double glazed window to the rear taking advantage of the stunning panoramic views of fields and adjoining countryside.



### ANNEX KITCHEN/DINER

13'8" x 11'5" [4.18m x 3.50m]

UPVC side entrance door. Base units with work surface incorporating sink and drainer, space for a fridge, integrated oven and grill, four ring electric hob with cooker hood above and space for freezer. LVT floor, loft room and door into bedroom and opening into the living room.

### ANNEX LIVING ROOM

16'5" x 8'0" [min] x 9'0" [max] [5.02m x 2.45m [min] x 2.75m [max]]

UPVC double glazed window to the front, exposed beams to the ceiling, electric fire with modern surround, electric wall mounted radiator, LVT flooring and door into the store.



### ANNEX BEDROOM

11'2" x 9'2" [3.42m x 2.80m]

UPVC double glazed window to the front, wall mounted electric heater, LVT floor and door into en suite shower room.



### ANNEX EN SUITE SHOWER ROOM/W.C.

3'10" x 10'3" [1.17m x 3.14m]

Three piece suite comprising concealed cistern low flush w.c., wash basin and walk in shower with electric shower. UPVC double glazed frosted window to the side, recess LED spotlights, fully tiled walls and floor.

### OUTSIDE

Set back from the main roadside with gated access to the tarmacadam driveway which leads to a further block paved driveway providing ample off street parking with electric car port. There is a flagged garden area to the front and low maintenance garden to front and side with plants and shrubs, as well as the attached store to the annex. There are two entrances to the property: arched double wooden doors into enclosed entrance porch and UPVC door into the utility room. To the rear is a lawned garden incorporating patio areas taking full advantage of the stunning panoramic views of fields and adjoining countryside.



### STORE

14'7" [max] x 9'4" [min] x 21'5" [4.45m [max] x 2.87m [min] x 6.54m ]

Ceiling height: 3.72m. Power and light. Door into the annex living room and French doors with frosted window panels to either side.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.

### PLEASE NOTE

- Please be advised the detached annex/studio is not on independent services, the services run from the main dwelling.
- The property has oil fired central heating.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.