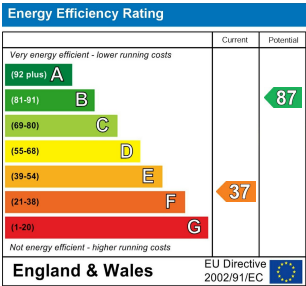


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



338 Batley Road, Wakefield, WF2 0AW

For Sale Freehold £225,000

Well appointed throughout is this attractive and spacious two bedroom semi detached bungalow, boasting a modern kitchen and bathroom, established gardens to both the front and rear, off street parking and a detached garage. UPVC double glazing and gas central heating.

The accommodation briefly comprises storm porch and side entrance hall, spacious lounge, breakfast kitchen, two bedrooms and the modern shower room/w.c. Outside, there is a lawned garden to the front with mature planted borders and a driveway to the side providing off street parking leading to a detached garage. Attractive lawned garden to the rear with established borders, flagged patio and summer house.

The property is well placed for access to a range of amenities including local shops and good bus routes to Wakefield. There is also good access to the motorway network for those wishing to commute further afield.

An ideal property for the professional couple or those looking to downsize and an internal viewing is essential to fully appreciate the quality of accommodation on offer.



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ACCOMMODATION

STORM PORCH

Side entrance door leading into the small storm porch. UPVC double glazed stable-style door to the entrance hall.

ENTRANCE HALL

Double storage cupboard, loft access, quality wood laminate flooring, central heating radiator and solid wood doors to the breakfast kitchen, lounge, two bedrooms and shower room/w.c.

BREAKFAST KITCHEN

10'11" x 9'4" [3.34m x 2.87m]

Comprising a range of modern wall and base units with solid wood block work surface over incorporating matching breakfast bar. Circular stainless steel sink and drainer, integrated double oven and grill, four ring gas hob with cooker hood above, plumbing and space for a washing machine, space for a dryer, space for a fridge/freezer, tiled splash backs, LED spotlights, large UPVC double glazed window to the front taking full advantage of the far reaching views, two further smaller UPVC double glazed windows to each side, chrome towel radiator, further contemporary portrait radiator and quality wood laminate flooring.



LOUNGE

16'0" x 10'11" [4.89m x 3.33m]

Large UPVC double glazed windows to the front enjoying the far reaching views, coving to the ceiling, central heating radiator and a gas fire on a marble hearth with decorative surround.



BEDROOM ONE

10'11" x 10'11" [3.35m x 3.35m]

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



BEDROOM TWO

9'10" x 9'5" (max) [3.02m x 2.88m (max)]

Currently used as a home office with UPVC double glazed window and door to the rear garden, coving to the ceiling, central heating radiator and quality wood laminate flooring.



SHOWER ROOM/W.C.

6'3" x 5'5" [1.91m x 1.67m]

Three piece modern white suite comprising shower cubicle with rain shower head and mixer shower attachment, low flush w.c. with concealed cistern and wash basin set into a vanity unit with waterfall tap. Fully tiled walls and floor, UPVC double glazed frosted window to the side and chrome towel radiator.



OUTSIDE

There is driveway parking to the front with mature plants and shrubs bordering leading to a further driveway to the side which provides ample off street parking which in turn leads to a brick built detached single garage

with up and over door. Attractive and well maintained garden to the rear being laid mainly to lawn with a range of established plants and shrubs bordering, flagged patio seating area and summer house.



COUNCIL TAX BAND

The council tax band for this property is C.

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.