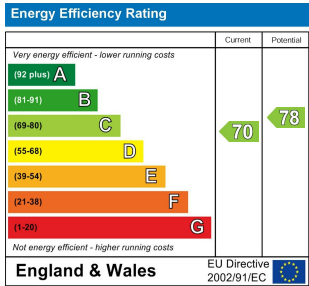


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01977 798 844



## 304 Batley Road, Wakefield, WF2 0AN

### For Sale Freehold £269,999

Situated in the popular Wrenthorpe area of Wakefield is this deceptively spacious three bedroom semi detached home. Boasting generous living accommodation, front and rear gardens, off street parking, and a detached garage, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor, under stairs storage, and doors leading to the living room, dining room, and kitchen. The living and dining rooms are interconnected, with the dining area providing access to the rear garden. The kitchen benefits from an additional storage cupboard and external access to the side of the property. To the first floor, the landing provides access to the loft, three bedrooms, and the family bathroom. Externally, the front garden is mainly laid to lawn with a paved feature area and mature shrubs and trees. A paved driveway offers off street parking and leads to a single detached garage with an up and over door. The rear garden is enclosed with timber fencing and features both paved and raised patio areas, ideal for outdoor dining and entertaining, along with mature planting, making it a perfect space for children and pets.

Wrenthorpe is a highly desirable location for a wide range of buyers, particularly families, thanks to the proximity of local shops and well regarded schools, all within walking distance. Excellent transport links are also available, with local bus routes providing easy access to Wakefield city centre, and Wakefield's two train stations offering direct connections to major cities including Manchester, Leeds, and London. The M1 motorway is just a short distance away, ideal for those who commute further afield.

A full internal inspection is essential to fully appreciate the space and potential of this property. Early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glass pane leads in, ceiling roses, stairs providing access to the first floor, under stairs storage, central heating radiator. Doors to the living room, dining room and kitchen.

### LIVING ROOM

17'5" x 12'1" [max] x 5'3" [min] [5.33m x 3.7m [max] x 1.62m [min]]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling rose, decorative fireplace with slate hearth, tile surround and wooden mantle.



### DINING ROOM

14'5" x 10'3" [max] x 2'11" [min] [4.4m x 3.13m [max] x 0.9m [min]]  
UPVC double glazed bay windows with a UPVC double glazed

door to the rear garden, central heating radiator, ceiling rose, serving hatch into the kitchen, decorative fireplace with wooden hearth.



### KITCHEN

11'4" x 7'7" [3.46m x 2.32m]  
UPVC double glazed window to the side, UPVC double glazed box window to the rear, serving hatch into the dining room, pantry storage cupboard. A range of wall and base units with work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback. Space for a cooker with a stainless steel extractor hood and splashback, space for a washing machine, under counter fridge/freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

18'3" x 10'5" [max] x 5'9" [min] [5.57m x 3.2m [max] x 1.77m [min]]  
UPVC double glazed window to the front, central heating radiator, ceiling rose, coving to the ceiling, a range of fitted wardrobes and storage units.



### BEDROOM TWO

11'10" x 10'4" [max] x 9'10" [min] [3.63m x 3.15m [max] x 3.02m [min]]  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, a range of fitted wardrobes and storage units.



### BEDROOM THREE

7'10" x 10'1" [max] x 8'8" [min] [2.4m x 3.08m [max] x 2.66m [min]]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, slight bulkhead.

### HOUSE BATHROOM

7'5" x 8'1" [2.27m x 2.47m]  
Frosted UPVC double glazed windows to the side and rear, chrome heated radiator, extractor fan, spotlights. Low flush W.C., wash basin built into a storage unit with mixer tap, panelled bath with mixer tap, separate shower cubicle with overhead shower and handheld attachment, glass shower screen and full tiling.



### OUTSIDE

The front garden is mainly laid to lawn with a shrub border, mature tree and central paved feature. A block paved driveway provides off road parking for several vehicles and leads to a single detached garage at the rear with timber fencing. The rear garden is laid to lawn with planted features, paved and raised patio areas, fully enclosed by hedging and fencing—ideal for children and pets.



### 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.

### EPC RATING

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

### VIEWINGS

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