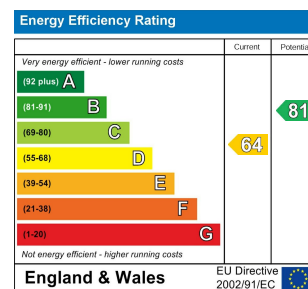
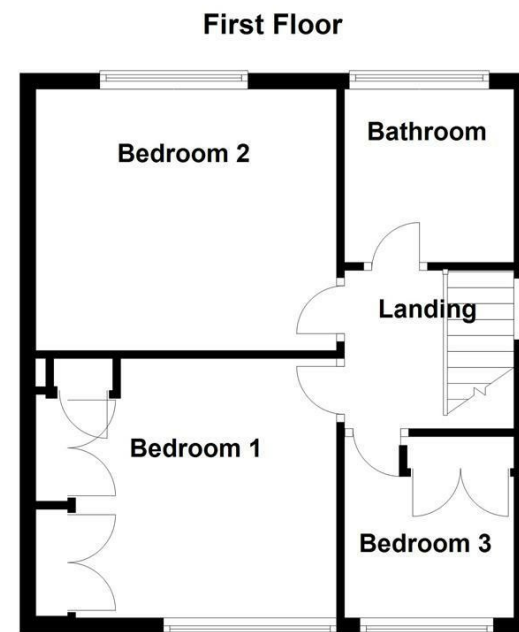
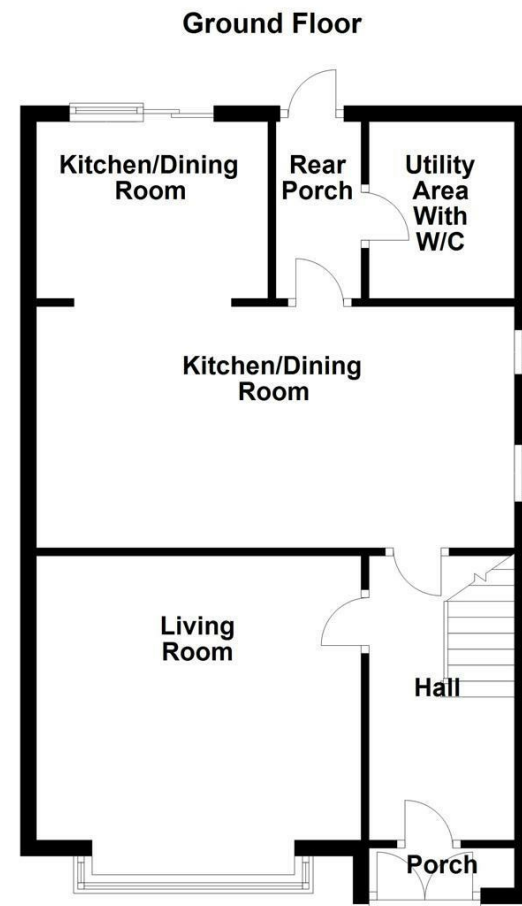




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## 24 Laithe Croft Road, Soothill, Batley, WF17 6LY

For Sale Leasehold £240,000

Situated in a cul-de-sac location is this well presented three bedroom semi detached property benefitting from extended kitchen/diner, ample driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room and extended kitchen/diner with rear porch and utility/w.c. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally the property is accessed via double gates onto a tarmac driveway providing ample off street parking and low maintenance garden to the rear with detached garage.

The property is ideally located for all local shops and amenities including local schools. The motorway network is only a short distance away, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.

### 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

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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.



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#### ACCOMMODATION

##### ENTRANCE PORCH

Front UPVC porch with double doors leading to the a further UPVC door into the hallway.

##### HALLWAY

Central heating radiator, stairs to the first floor landing and access to the living room and kitchen/diner.

##### LIVING ROOM

13'4" x 11'8" [4.08m x 3.58m]

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

##### KITCHEN/DINER

19'8" x 9'11" [plus 9'6" x 7'7"] [6.01m x 3.03m [plus 2.9m x 2.32m]]

Fitted kitchen with an array of wall and base units with black laminate work tops, space for a gas cooker with stainless steel splash back and cooker hood. Space for a fridge/freezer, door to rear porch [currently used as a utility room] with access to a w.c., UPVC double glazed frosted window to the side elevation with further window to the side. Gas fireplace with wood surround and an archway to extended section with base units for storage, space for a fridge/freezer and sliding door to the rear.



##### UTILITY/W.C.

5'8" x 4'9" [1.75m x 1.47m]

Low flush w.c., fully tiled, spotlights to the ceiling and plumbing for a washing machine and dryer.

##### FIRST FLOOR LANDING

Frosted double glazed window to the side elevation, access to three bedrooms and the family bathroom.

##### BEDROOM ONE

10'8" x 12'4" including wardrobe space [3.26m x 3.77m including wardrobe space]

UPVC double glazed window to the front elevation, central heating radiator and spotlights to the ceiling. Fitted wardrobes to one wall.



##### BEDROOM TWO

12'6" x 10'9" [3.82m x 3.28m]

UPVC double glazed window to the rear elevation and central heating radiator.



##### BEDROOM THREE

7'7" x 6'9" [2.32m x 2.07m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.

##### BATHROOM/W.C.

7'3" x 6'9" [2.23m x 2.07m]

Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator, spotlights to the ceiling, fully tiled walls and floor.



##### OUTSIDE

To the front of the property is gated access to a tarmac driveway parking leading down the side with ample space for several cars. To the rear of the property there is a tiled patio seating area with steps leading up to a corner lawn with bush and shrubbery border. There is a flagged yard to one side leading to the detached garage with side entrance door, currently used for storage.



##### LEASEHOLD

The ground rent is £5.50 [pa]. The remaining term of the lease is 909 years [2024]. A copy of the lease is held on our file at the Ossett office.

##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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 Ossett 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.