



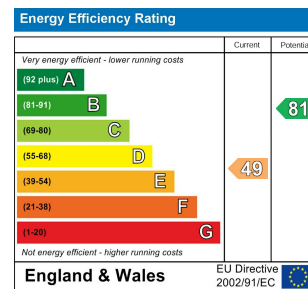
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



**149 Soothill Lane, Soothill, Batley, WF17 6HW**

**For Sale Freehold Offers Over £300,000**

A five bedroom detached with scope to further extend subject to planning, suitable for multi generational living. In need of some updating with huge potential, there is off road parking, a detached double garage, stone outbuilding and an internal viewing is highly recommended.

The main property accommodation comprises of entrance hall, living room with bay window, sitting/dining room, kitchen, utility room and downstairs w.c. To the first floor there three bedrooms and the house bathroom/w.c. The annex accommodation, which has its own rear entrance as well as an internal entrance from the main property on the first floor, comprises lounge diner, kitchen and to the first floor two bedrooms and bathroom/w.c. The property benefits from cellars and can be accessed from both the main property and the annex. Outside, there are low maintenance gardens to the front and rear, a side driveway provides ample parking and leads to the double detached garage with work benches. There is also a stone outbuilding suitable for storage, Aviary and a greenhouse.

Batley is home to several good schools, making it an attractive option for families. The town boasts a range of shopping and dining venues, including the popular Batley Shopping Centre and a variety of local eateries. Excellent transport links, including easy access to major motorways and public transport, make commuting convenient.



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## ACCOMMODATION

### ENTRANCE HALL

Solid wooden front entrance door, laminate flooring, staircase with handrail to the first floor landing, coving to the ceiling, doors to the living room and sitting/dining room.

### LIVING ROOM

14'8" x 13'9" max x 12'4" min [4.48m x 4.21m max x 3.78m min]

Walk in bay window to the front, laminate flooring, central heating radiator, coving to the ceiling, dado rail, ceiling rose, gas fire on a tiled hearth with decorative wooden surround.

### SITTING/DINING ROOM

12'0" x 14'7" [3.67m x 4.46m]

Coving to the ceiling, ceiling rose, ceiling fan, dado rail, laminate flooring, central heating radiator, walk in bay UPVC double glazed window to the front, door with staircase leading to the cellar and a door into the kitchen, gas fire with tiled hearth and decorative wooden surround.



### CELLAR

10'8" x 6'1" [3.26m x 1.87m]

At the cellar head there is shelving and light. The cellar room has light, central heating radiator and original curing table. Yorkshire stone flagged floor. Opening onto the original coal chute room, which also has Yorkshire stone flagged floor and measures 2.26m x 1.83m. Timber single glazed windows to the front aspect.

## KITCHEN

13'1" x 10'11" max x 4'5" min [4.01m x 3.35m max x 1.36m min]

UPVC double glazed windows to the side and rear. A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over, downlights, inset spotlights to the ceiling, tiled floor, central heating radiator, solid wooden entrance door to the rear and a timber door into the utility.



## UTILITY

3'7" x 5'6" [1.10m x 1.70m]

Laminate work surface with tiled splashback, wall units, plumbing and drainage for an undercounter washing machine, space for an undercounter dryer, tiled floor, door into the w.c.

## W.C.

2'3" x 4'0" [0.71m x 1.23m]

Tiled floor, partially tiled walls, low flush w.c.

## FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, doors to the bedrooms and bathroom/w.c. There is also a door providing access into the Annex accommodation.

## BEDROOM ONE

9'3" x 13'5" [2.82m x 4.10m]

UPVC double glazed window to the front, central heating radiator, door into the walk in wardrobe. The wardrobe has fixed shelving and loft access.



## BEDROOM TWO

9'1" x 12'4" [2.78m x 3.78m]

UPVC double glazed window to the front, central heating radiator.

## BEDROOM THREE

10'5" x 5'4" [3.18m x 1.65m]

UPVC double glazed window to the side elevation, central heating radiator.

## HOUSE BATHROOM/W.C.

5'7" x 8'7" [1.72m x 2.62m]

Panelled bath with two taps and separate electric shower over, pedestal wash basin with two taps, low flush w.c., fully tiled walls, UPVC double glazed frosted window to the side, central heating radiator, wall mounted fan heater and door into cupboard housing the combi boiler.

## ANNEX ACCOMMODATION

### ANNEX LOUNGE DINER

17'3" x 13'8" max x 8'3" min [5.27m x 4.19m max x 2.54m min]

UPVC double glazed window to the side at the top of the staircase leading to the first floor. Laminate flooring, two central heating radiators, UPVC double glazed window to the rear, ceiling fan, dado rail, doors to the kitchen and to the staircase leading to the annex cellar. Solid wooden rear entrance door.



## ANNEX KITCHEN

4'9" x 8'5" [1.46m x 2.58m]

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 sink and drainer with mixer tap, UPVC double glazed window to the side, tiled floor, central heating radiator.

## ANNEX FIRST FLOOR LANDING

Loft access, coving to the ceiling, central heating radiator, doors into the bedrooms and bathroom/w.c.

## ANNEX BEDROOM ONE

10'0" x 8'6" [3.06m x 2.60m]

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

## ANNEX BEDROOM TWO

6'9" x 6'9" max x 5'9" min [2.08m x 2.06m max x 1.77m min]

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

## ANNEX BATHROOM/W.C.

10'5" x 4'5" [3.18m x 1.36m]

Panelled bath with two taps and separate electric shower over, low flush w.c. and pedestal wash basin with two taps. Tiled walls, tiled floor, central heating radiator, UPVC double glazed frosted window to the side and a wall mounted fan heater.

## ANNEX CELLAR

12'9" x 17'5" max x 14'6" min [3.89m x 5.31m max x 4.42m min]

Timber single glazed frosted window to the rear, original curing table and door providing access to an understairs storage cupboard.

## OUTSIDE

Pebbled front garden w with steps leading to the pebbled seating area with planted borders, conifer hedges and stone walling. A concrete pathway at the side of the property leads to the rear. The other side has a tarmac driveway provides ample off road parking and leads down the side of the property to the detached double garage with manual roller door, power, light and work benches, pedestrian side entrance door. At the rear there is a covered UPVC porch with downlights, water point connection, steps, stone built outbuilding with timber entrance door, power and light [could be used for useful storage space], a built on Aviary. Parking area at the rear from the drive way and a paved patio area overlooking the pebbled garden area. Planted borders and greenhouse.



## COUNCIL TAX BAND

The council tax band for this property is D

## EPC RATING

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

## 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.