

# IMPORTANT NOTE TO PURCHASERS

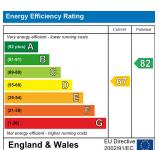
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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

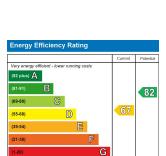
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

# 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



# 208 Woodlands Road, Batley, WF17 0QS

# For Sale Freehold £525,000

Situated on a generous plot on the outskirts of Batley, this superbly presented three-bedroom detached true bungalow offers spacious and well-balanced accommodation throughout. The property boasts a modern four-piece bathroom suite, excellent reception space and a sunroom extension to the rear.

The property briefly comprises of a welcoming entrance hall with loft access, leading to all three bedrooms, the house bathroom, the living room, and the dining room. The living room flows seamlessly into the dining area, which in turn opens into both the sunroom and the kitchen. The sunroom provides direct access to the rear garden, while the kitchen leads to the side elevation. Outside, the front garden is mainly laid to lawn with a mature shrub border and a stone paved pathway leading to the entrance. A tarmac driveway offers ample off road parking and leads to a larger than average detached single garage, complete with an electric roll up door, power, lighting, and plumbing. To the rear, the enclosed garden is beautifully landscaped with mature trees, shrubs, and flowers, and features three stone paved patio areas, ideal for outdoor dining and entertaining and is enclosed by timber fencing and shrubbery.

The property enjoys an idyllic setting, with scenic walks nearby and a range of local amenities within walking distance, including highly regarded schools, public houses, and shops. More extensive facilities can be found in Batley town centre, along with leisure attractions such as Bagshaw Museum and Batley Park. Excellent transport links are also close at hand, with local bus routes and easy access to the M62 motorway network, making this an ideal location for commuters.

A full internal inspection is strongly recommended to appreciate all that this property has to offer, and early viewing is advised to avoid disappointment.





#### **ACCOMMODATION**

# ENTRANCE HALL

Composite front entrance door with UPVC double glazed pane, coving to the ceiling, loft access, central heating radiator. Doors to bedroom one, bedroom two, bedroom three, bathroom, living room and dining room.

# BEDROOM ONE

# 11'3" x 12'8" (3.45m x 3.87m)

UPVC double glazed window to the front with built-in shutters, central heating radiator, curving to the ceiling, a set of fitted wardrobes and vanity unit with partially mirrored doors.



#### BEDROOM TWO 10'4" x 11'1" (3.17m x 3.4m)

UPVC double glazed window with built-in shutters looking to the rear, coving to the ceiling, central heating radiator.



# BEDROOM THREE

# 10'4" x 12'10" (3.16m x 3.93m)

UPVC double glazed window to the side with built-in shutters, central heating radiator, coving to the ceiling and fitted wardrobes with partially mirrored doors.

### BATHROOM

# 8'6" x 8'3" (max) x 7'0" (min) (2.61m x 2.53m (max) x 2.15m (min))

Frosted UPVC double glazed window to the rear, extractor fan to ceiling, chrome column style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap, and a separate shower cubicle with overhead shower and shower head attachment with glass screen. Full tiling throughout.



#### DINING ROOM

# 11'10" x 11'6" (3.61m x 3.52m)

Opening to the living room, opening to the kitchen. UPVC double glazed French doors to the sunroom, coving to the ceiling and central heating radiator.



#### SUNROOM

# 17'5" x 8'7" (5.33m x 2.63m)

Two UPVC double glazed windows to either side, set of UPVC double glazed sliding doors to the rear garden, spotlights to the ceiling and a lantern skylight.



# KITCHEN

# 11'5" x 11'10" (3.5m x 3.61m)

UPVC double glazed window to the rear with built-in shutters, frosted UPVC double glazed door to the side of the property, spotlights to the ceiling, coving to the ceiling, downlighting. A range of modern wall and base shaker-style units with work surface over, ceramic Belfast sink with drainer and mixer tap, partial tiled splashback, space and plumbing for a range-style cooker with extractor hood above, integrated wine cooler, integrated under-counter fridge and freezer, integrated dishwasher.

# LIVING ROOM

# 25'11" x 15'3" (max) x 13'9" (min) (7.92m x 4.66m (max) x 4.2m (min))

UPVC double glazed window to the side with built-in shutters and two UPVC double  $\,$ 

glazed bow windows to the front with built-in shutters, coving to the ceiling, two central heating radiators, opening to the dining room and a multi-fuel burning stove with stone hearth and wooden mantle.



#### GARAGE

# 22'5" x 15'10" (6.84m x 4.83m)

Frosted UPVC double glazed window to the rear and UPVC door to the garden, electric roll-up door, power and light, plumbing for a washing machine. Further loft access for storage

### OUTSIDE

To the front, the garden is mainly laid to lawn with a planted border incorporating mature shrubs and flowers, a stone pathway to the front door and a tarmac driveway providing off-road parking for several vehicles, leading up to the larger-than-average single detached garage as well as a side door for the property. To the rear, the garden is laid to lawn with mature trees, shrubs and flowers throughout, with patio areas and a stone-paved seating area, perfect for outdoor dining. The garden is fully enclosed by shrubbery and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is F.

# FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### EPC RATING

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

# VIEWINGS

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