Richard Kendall
Estate Agent

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6 Maple Garth, Soothill, Batley, WF17 6FW

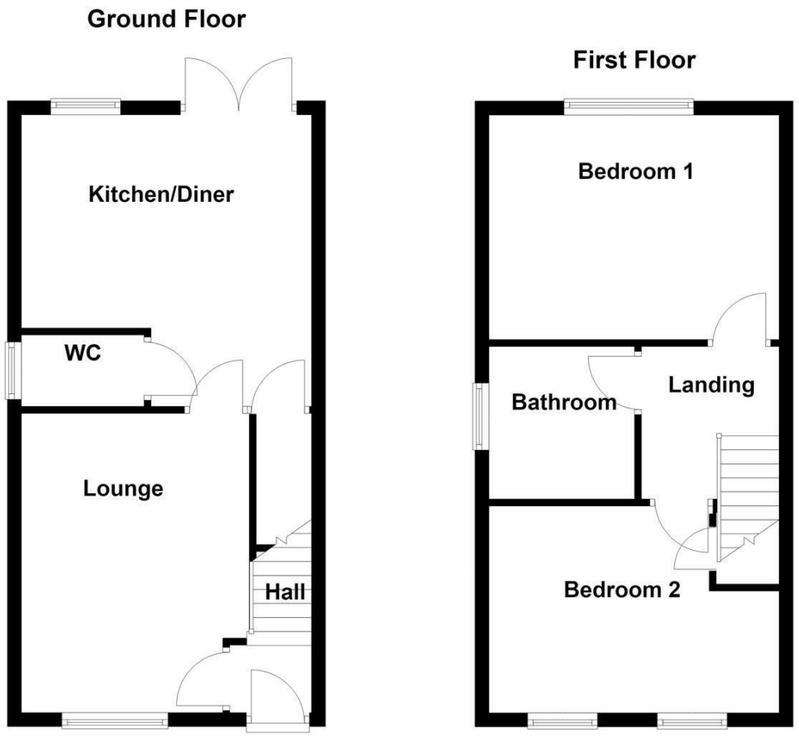
For Sale Freehold £230,000

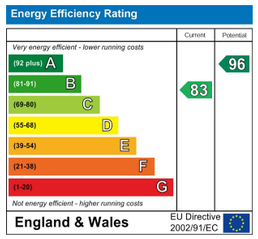
Situated on this modern and sought after development is this superb and deceptively spacious two bedroom semi-detached property, offering well presented accommodation throughout. Benefiting from a contemporary kitchen and bathroom, driveway parking, and an enclosed rear garden, the property is ideally suited to first time buyers, young professionals, or those looking to downsize.

The accommodation briefly comprises an entrance hall, spacious lounge, modern kitchen diner, and a ground floor WC. To the first floor are two well proportioned bedrooms and a family bathroom. Externally, the property enjoys a side driveway providing off road parking, together with an enclosed rear garden ideal for outdoor entertaining and family enjoyment.

Conveniently located close to a range of local shops, amenities, and well-regarded schools, the property is also ideally positioned for access to the motorway network, making it an excellent choice for commuters.

Ready to move straight into, this fantastic home must be viewed to be fully appreciated. Early 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
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.

ACCOMMODATION

ENTRANCE HALL

Access is gained via a front entrance door leading into the main hallway, which features a central heating radiator, staircase rising to the first floor landing, and a door providing access to the lounge.

LOUNGE

14'0" x 10'7" (4.27m x 3.24m)

A well proportioned reception room featuring a UPVC double glazed window to the front elevation, central heating radiator, fitted carpet, skirting boards, and a door leading through to the kitchen diner.

DOWNSTAIRS W.C.

5'9" x 3'4" (1.76m x 1.02m)

Fitted with a two piece suite comprising a wash hand basin with mixer tap and splashback, and a low flush WC. There is a frosted UPVC double glazed window to the side elevation and a central heating radiator.

KITCHEN DINER

13'8" x 13'7" (4.17m x 4.16m)

A spacious dining kitchen fitted with a modern range of wall and base units providing ample storage, complemented by laminate work surfaces and a stainless steel sink and drainer with mixer tap. Integrated appliances include a gas hob with splashback and cooker hood, electric oven, fridge freezer, and dishwasher. There is plumbing and space for a washing machine, a useful understairs storage cupboard, UPVC double glazed windows to the rear elevation, and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

The first floor landing provides access to two bedrooms, the family bathroom, and loft access.

BEDROOM ONE

13'9" x 10'2" (4.20m x 3.12m)

A generous double bedroom with two UPVC double glazed windows to the rear elevation, central heating radiator, fitted carpet, and skirting boards.

BEDROOM TWO

13'9" x 9'8" (4.20m x 2.96m)

A well proportioned second bedroom featuring two UPVC double glazed windows to the front elevation, central heating radiator, fitted carpet, and skirting boards.

BATHROOM

7'1" x 6'9" (2.18m x 2.08m)

Appointed with a modern three piece suite comprising a panelled bath with wall mounted shower and glazed shower screen, wash hand basin set within a vanity unit with mixer tap, and a low flush WC. A frosted UPVC double glazed window faces the side elevation. The room also benefits from a heated towel radiator, tiled flooring, and full tiling within the shower area with complementary splashback tiling.

OUTSIDE

To the front, there is a low maintenance frontage alongside a side driveway providing off road parking for multiple vehicles, with ample space for at least two cars. To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with a patio seating area positioned in the corner.

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.

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.