



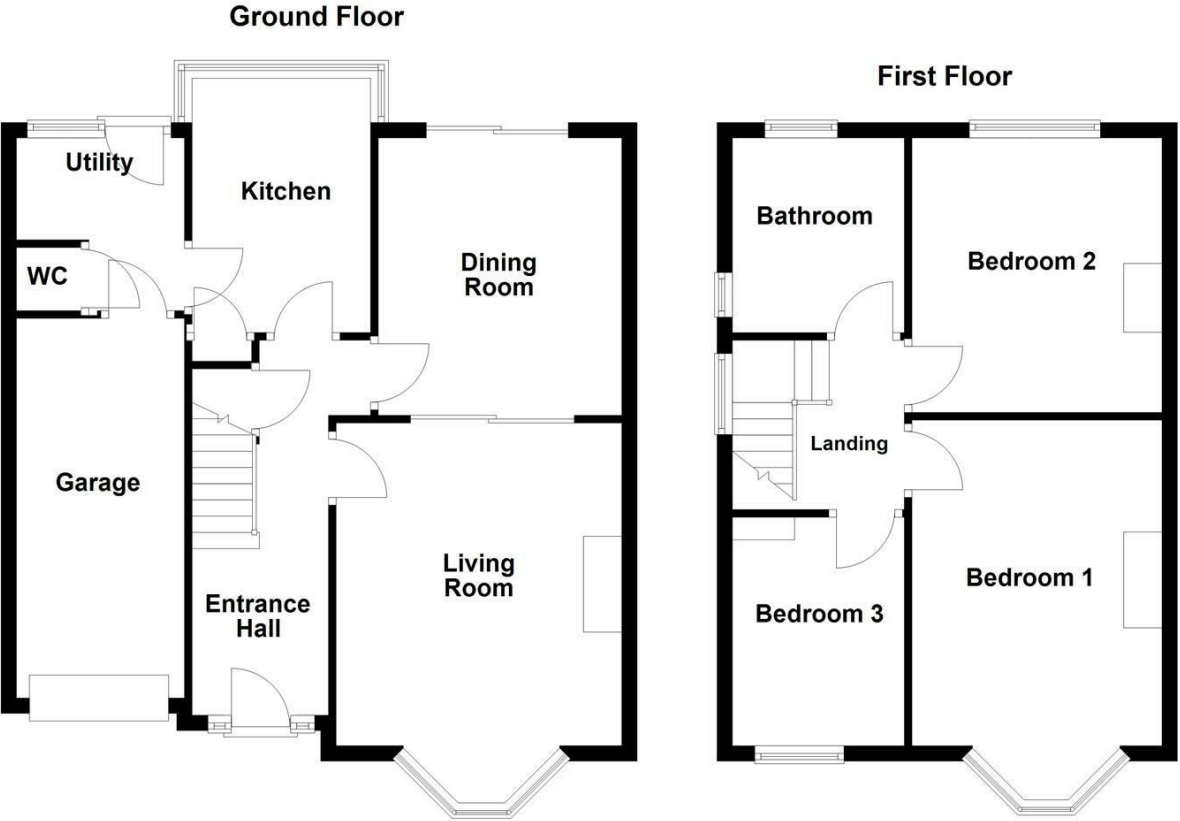
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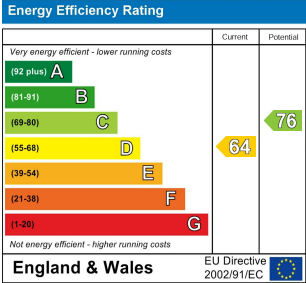


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



## 308 Batley Road, Wakefield, WF2 0AN

### For Sale Freehold £270,000

In need of a slight degree of modernisation but with no chain and great potential is this three bedroom semi detached property. Benefitting from ample off road parking and an enclosed rear garden, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with access to the first floor landing via the stairs, the living room, the dining room and the kitchen. From the kitchen there is access to the utility room which provides further access to the downstairs W.C., the garage and the rear of the property. Upstairs, to the first floor landing there is access to three good sized bedrooms and the house bathroom. Outside, to the front, the garden is mainly laid to lawn with a planted border of mature shrubs and flowers. A concrete driveway offers off road parking for two vehicles and leads to a single attached garage with manual up and over door and rear access. The rear garden is also laid to lawn, featuring planted areas with mature shrubs and flowers, a small paved patio ideal for outdoor dining, and is fully enclosed by walls and timber fencing.

This property enjoys close proximity to local amenities, highly regarded schools, convenient bus routes, and excellent access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass UPVC double glazed front door into the entrance hall. Dado rail, central heating radiator, stairs providing access to the first floor landing with an understairs storage cupboard. Doors to the living room, dining room and the kitchen.

LIVING ROOM

17'5" x 12'2" [max] x 5'2" [min] [5.33m x 3.73m [max] x 1.6m [min]]  
UPVC double glazed bay window to the front, two central heating radiators, gas fireplace with marble hearth surround and ornate mantle, coving to the ceiling, sliding doors to the dining room.



DINING ROOM

11'10" x 10'5" [max] x 9'3" [min] [3.62m x 3.18m [max] x 2.83m [min]]  
Metal framed sliding doors to the rear, serving hatch to the kitchen (no longer in use), door to the entrance hall.



KITCHEN

7'7" x 9'3" [2.33m x 2.83m]  
UPVC double glazed box window to the rear, door to a pantry/storage cupboard, door to the utility room. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above. Integrated oven, undercounter fridge, space for undercounter freezer.

UTILITY

7'2" x 7'0" [max] x 4'0" [min] [2.19m x 2.15m [max] x 1.22m [min]]  
UPVC double glazed door to the rear garden, door providing access to the garage, door to the downstairs W.C.. Wall units, laminate worksurface over, space and plumbing for washing machine and tumble dryer, space for a freezer.

DOWNSTAIRS W.C.

2'10" x 2'8" [0.87m x 0.83m]  
Low flush W.C., wall mounted wash basin with mixer tap, full tiling.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access (in which is boarded),

dado rail, fitted storage unit. Doors to three bedrooms and the house bathroom.

BEDROOM ONE

18'3" x 10'0" [max] x 5'8" [min] [5.57m x 3.06m [max] x 1.75m [min]]  
UPVC double glazed bay window to the front, central heating radiator, a range of fitted wardrobes.



BEDROOM TWO

11'10" x 10'5" [max] x 10'0" [min] [3.63m x 3.18m [max] x 3.05m [min]]  
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

7'9" x 9'11" [2.37m x 3.04m]  
UPVC double glazed window to the front, central heating radiator, bulkhead, fitted wall storage.



HOUSE BATHROOM

7'6" x 8'3" [2.3m x 2.52m]  
Frosted UPVC double glazed window to the rear, double glazed window to the side covered by frosted glass blocks, coving to the ceiling, spotlights, large cupboard which houses the Worcester boiler and provides storage. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap, separate shower cubicle with mains fed overhead shower and shower head attachment with a glass shower screen.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with a planted border incorporating mature shrubs and flowers, a concrete driveway provides off road parking for two vehicles and leads to the single attached garage with manual up and over door and rear access. To the rear of the property the garden is mainly laid to lawn with planted features throughout including mature shrubs and flowers, a slight paved patio area perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing and benefits from an external tap and an external power socket.



TENURE

This property is freehold.

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.