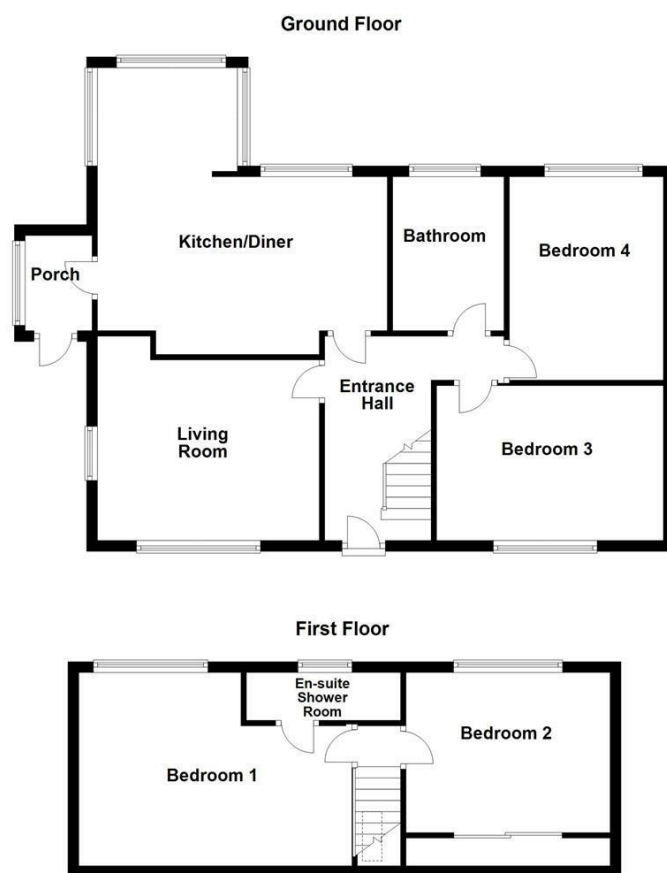


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 244 Soothill Lane, Soothill, Batley, WF17 6EZ

### For Sale Freehold Offers Over £290,000

Located on Soothill Lane is this well presented and extended four bedroom detached dormer bungalow benefitting from driveway parking, spacious rear gardens and detached double garage.

The property briefly comprises of an entrance hall, living room, extended kitchen/diner, two downstairs bedrooms (one which is currently used as a sitting room) and downstairs family bathroom. To the first floor landing there are two further bedrooms, one which benefits from en suite shower room. Externally the property has easy to maintain front and rear gardens with driveway parking and detached garage for storage.

Situated on the outskirts of Batley, this property is ideally located for both Batley, Ossett, Dewsbury and even Leeds. It is close to all local shops and amenities including good schools, with the motorway network only a short drive away.

This property would make a superb family home and is ready to move into. A viewing is highly recommended to truly appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Stairs leading to the first floor landing and access to the kitchen, living room, gas central heating radiator, two bedrooms and bathroom/w.c.

LIVING ROOM

7'7" x 13'5" [2.32m x 4.10m]

UPVC double glazed windows to the front and side elevation and gas central heating radiator.



KITCHEN

17'5" x 9'3" [extending to 15'7"] [5.33m x 2.83m [extending to 4.75m]]

Modern fitted kitchen with an array of wall and base units

for storage, integrated gas hob and oven with cooker hood, stainless steel sink and drainer with mixer tap, integrated fridge/freezer and space for a dishwasher. UPVC double glazed windows to the side, rear and side elevation. Central heating radiator and door leading to a side porch.

BEDROOM THREE

13'8" x 9'2" [4.18m x 2.80m]

Currently used as a second sitting room. UPVC double glazed window to the front elevation and gas central heating radiator.



BEDROOM FOUR

12'4" x 9'5" [3.76m x 2.88m]

UPVC double glazed window to the rear elevation, gas central heating radiator and wood effect flooring.

BATHROOM/W.C.

6'5" x 9'15"4" [1.96m x 2.79m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising hand held shower over the bath, wash hand basin with hot/cold tap, low flush w.c., gas central heating radiator, partially tiled walls and over fully tiled over the bath.



FIRST FLOOR LANDING

Doors into bedrooms one and two.

BEDROOM ONE

11'6" x 16'6" [3.52m x 5.05m]

UPVC double glazed window to the rear elevation, gas central heating radiator and door leading to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

9'0" x 2'7" [2.76m x 0.81m]

UPVC double glazed frosted window to the rear elevation, shower cubicle with wall mounted shower, low flush w.c., vanity wash hand basin with mixer tap, chrome style ladder radiator and fully tiled walls.

BEDROOM TWO

9'8" x 12'5" [2.95m x 3.81m]

UPVC double glazed window to the rear elevation, gas

central heating radiator and doors providing access to storage into the eaves.



OUTSIDE

To the front there is driveway parking with ample space for two-three cars and easy to maintain lawns with a flagged patio leading to the front door and brick walls surrounding. To the rear of the property there is a detached garage which currently used as a laundry room with side door access, easy to maintain lawns with side gravel and lawned area enclosed by brick walls.



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 Ossett office and they will be pleased to arrange a suitable appointment.