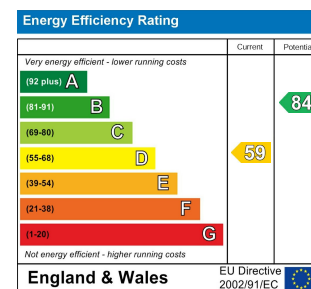
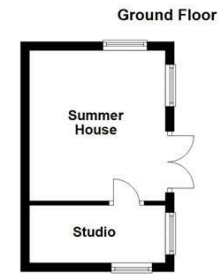




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



8 Grosvenor Road, Upper Batley, WF17 0LN

For Sale Freehold £425,000

Fully renovated by the current owner to include a loft conversion is this well presented four bedroom mid terrace house benefitting from spacious living accommodation spread over three levels with stunning principal bedroom boasting dressing area and en suite, recently installed boiler with cast iron radiators and an enclosed landscaped rear garden with a timber summerhouse, which boasts heating, sound proofing and office space

The property fully comprises of entrance hall (with staircase to the cellar located on the lower ground floor), living room with bay window and feature fireplace, downstairs w.c., spacious L-shaped kitchen/dining room with granite work surfaces and integrated appliances. The first floor landing leads to three double bedrooms and a modern four piece suite house bathroom/w.c. A further staircase leads to the principal bedroom located on the second floor, with bedroom one boasting dressing area and modern en suite shower room/w.c. Outside to the front, there is on street parking available with a cast iron gate providing access onto a block paved pathway leading to the front door with a low maintenance artificial lawned garden and pebbled seating area. Whilst to the rear, two patio areas split by an attractive lawned garden. Standing within the rear garden is a timber summerhouse, which has been insulated with power, heated and light within and currently used as a living area and studio/office space. There are two double timber gates providing access onto a pebbled driveway at the rear. The rear garden is completely enclosed by solid brick built walls and timber panelled surround fences.

The property is within walking distance to the local amenities and schools located within Batley, with main bus routes running to and from Batley town centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

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



ACCOMMODATION

ENTRANCE HALL

Fully tiled floor, contemporary dark grey old style radiator, wall mouldings with dado rail, ornate coving to the ceiling, ceiling rose and solid wooden staircase with original banister and central carpet runner leading to the first floor landing. Doors leading to the living room, downstairs w.c., open plan kitchen/dining room and staircase leading down to the lower ground floor.



LIVING ROOM

16'1" (max) x 13'10" (min) x 17'9" (4.92m (max) x 4.24m (min) x 5.42m)

Two dark grey old style radiators, solid wooden floor, multi fuel fireplace on a tiled hearth with decorative cast iron detailing and solid surround. Three UPVC double glazed windows overlooking the front aspect, detailed ceiling rose, ornate coving to the ceiling, picture rail and large skirting boards.



W.C.

Low flush w.c., wash basin with mixer tap built into high gloss vanity cupboard below, half tiled walls, dark grey old style radiator and ornate coving to the ceiling.

KITCHEN/DINING ROOM

11'6" (min) x 15'2" (max) x 22'6" (3.51m (min) x 4.64m (max) x 6.87m)

Range of base units with granite work surface over and granite upstanding above, double ceramic Belfast sink with swan neck mixer tap, integrated fridge with separate freezer below, integrated Indesit dishwasher, Belling range cooker with eight ring gas hob, granite splash back and large cooker hood inset into chimney breast with fixed shelving to the left and right. Solid wooden floor, two dark grey old style radiators, two UPVC double glazed windows overlooking the rear aspect and two UPVC double glazed doors with sunlights above. Multi fuel cast iron burner inset onto a tiled hearth within the chimney breast, partial ornate coving to the ceiling and partial picture rail.

CELLAR ROOM

11'6" x 12'6" (max) x 10'11" (min) (3.51m x 3.82m (max) x 3.35m (min))

Fully Yorkshire stone flagged floor, power and light within, UPVC double glazed window overlooking the rear aspect, wall mounted combi condensing boiler, plumbing and drainage for a washing machine, space for a dryer and central heating radiator.

FIRST FLOOR LANDING

Door providing access to a further staircase leading to the second floor and access to three bedrooms and the house bathroom.

BATHROOM/W.C.

8'9" x 7'6" (2.67m x 2.31m)

Four piece suite comprising panelled bath with chrome mixer top and chrome shower attachment, enclosed curved corner shower cubicle with mixer shower, high flush w.c. and large ceramic wash basin with two chrome taps built into vanity cupboards below. Half timber clad walls with dado rail, coving to the ceiling, dark grey contemporary radiator and UPVC double glazed frosted window overlooking the front elevation with built in blind.

BEDROOM FOUR

11'7" x 7'7" (3.55m x 2.33m)

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation with built in timber shutter behind and dark grey old style gas fire.

BEDROOM THREE

11'3" x 15'2" (3.45m x 4.63m)

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, picture rail, dark grey old style radiator and decorative fireplace in black.

BEDROOM TWO

14'1" x 14'7" (4.30m x 4.46m)

UPVC double glazed window overlooking the front elevation, coving to the ceiling, picture rail, decorative fireplace in black and dark grey old style radiator.



BEDROOM ONE

10'10" x 11'8" (3.32m x 3.56m)

Three double fitted wardrobes providing a wealth of storage, inset spotlights to the ceiling, UPVC double glazed Velux window with built in blind and small cupboard door providing access into the eaves storage. Feature archway leading into the dressing area.



DRESSING AREA

5'1" (min) x 10'1" (max) x 16'3" (1.56m (min) x 3.08m (max) x 4.96m)

Inset spotlights to the ceiling, two white contemporary radiators, UPVC double glazed Velux window with built in blind overlooking the front elevation and door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'9" x 7'11" (1.76m x 2.43m)

Three piece suite comprising large ceramic wash basin with mixer tap built into high gloss vanity drawers below, concealed low flush w.c. and enclosed shower cubicle with mixer shower and shower attachment. Ladder style radiator, fully tiled walls, UPVC double glazed Velux window and extractor fan to the ceiling.

OUTSIDE

To the front of the property there is a cast iron gate providing access onto a block paved pathway leading to the front door and artificial lawned front garden with low maintenance pebbled seating area with privet hedges and bushes bordering with solid brick built wall and

sandstone top. There is on street parking to the front available. Whilst to the rear, there is a Yorkshire stone flagged patio area, perfect for entertaining and dining purposes with a low maintenance pebbled seating area to the side and attractive lawned garden with planted borders, railway sleeper edges and solid brick built walls on all sides, making it completely enclosed. There is a second low maintenance and Yorkshire stone flagged patio area and large timber summerhouse and large timber shed behind. There's a rear tiered pebbled driveway, accessed through double timber gates onto the street behind this property.

SUMMERHOUSE

10'2" x 11'5" (3.12m x 3.48m)

Timber double doors to the front, power and light within, fully insulated, downlights built into the surround, laminate flooring, inset spotlights to the ceiling, two wall mounted electric heaters, timber single glazed windows overlooking the front and side aspect and timber door providing access into the studio/office. Sound proofed.



STUDIO

4'3" x 10'2" (1.32m x 3.12m)

Timber single glazed windows to the side and front, inset spotlights to the ceiling, electric panelled heater, laminate flooring and power within. Fully insulated and sound proof.



PLEASE NOTE

The application for the dropped kerb at the front of property has now been passed which could provide off road parking for up to three vehicles.

COUNCIL TAX BAND

The council tax band for this property is D.

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.

EPC RATING

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