



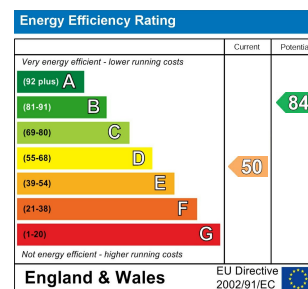
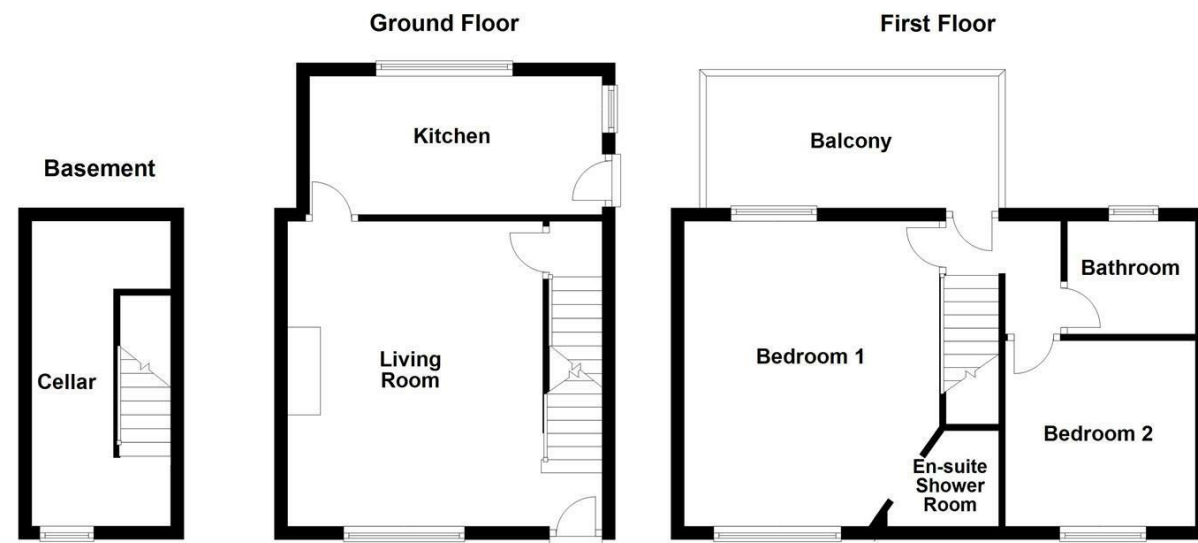
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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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 High Street, Hanging Heaton, Batley, WF17 6DX

For Sale Freehold £140,000

With a rockery style rear garden, this two bedroom end terrace house benefits from a modern kitchen breakfast room (installed 2022) with breakfast bar, cellar suitable for storage, first floor elevated balcony and en suite wet room to the principal bedroom.

The accommodation, which has UPVC double glazing and gas central heating, fully comprises living room, kitchen, cellar, first floor landing with balcony off having decking installed in 2023, bedroom one with en suite wet room, a further bedroom and the house bathroom/w.c. Outside there is a buffer garden to the front and to the rear and rockery style garden. Off street parking is available to the side.

Within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield, Batley and Huddersfield. The motorway network is only a short drive away ideal for the commuter looking to travel further afield.

An internal viewing comes highly recommended.



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ACCOMMODATION

LIVING ROOM

15'3" x 15'8" max x 12'8" min [4.65m x 4.79m max x 3.88m min]
Solid wooden front entrance door with double glazed frosted sunlight over. Two central heating radiators, UPVC double glazed window to the front, gas fire (not in working order) inset into the chimney breast with shelving at the side. Inset spotlights, timber door with staircase leading to the cellar, door to the kitchen and staircase with handrail to the first floor.



KITCHEN

6'11" x 14'7" [2.12m x 4.45m]
Installed in 2022 with a range of wall and base high gloss units with laminate work surface over and tiled splashback, stainless steel sink and drainer with chrome mixer tap, plumbing and

drainage for a washing machine, space for a dryer, integrated oven and grill, four ring ceramic hob, glass splashback and cooker hood over with downlights. UPVC double glazed windows enjoying a dual aspect to the rear and side. UPVC double glazed door to the side. Integrated fridge/freezer, integrated Lamona dishwasher, tiled floor, central heating radiator.



CELLAR

Light, curing table, UPVC double glazed window to the front and power.

FIRST FLOOR LANDING

Doors to the two bedrooms and house bathroom/w.c. Central heating radiator. UPVC double glazed door leading out onto the balcony.

BALCONY

Timber decked balcony installed in 2023 with cast iron railing overlooking the rear garden.



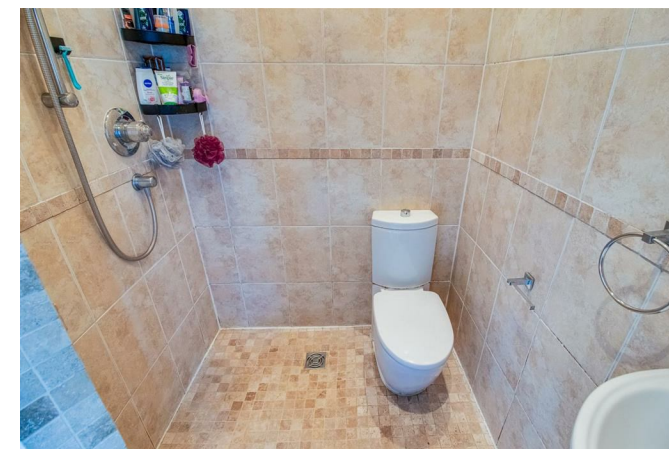
BEDROOM ONE

11'6" x 15'0" [3.53m x 4.59m]
UPVC double glazed windows enjoying a dual aspect to the front and rear, inset spotlights to the ceiling, two central heating radiators, archway into the en suite wet room/w.c.



EN SUITE WET ROOM/W.C.

4'10" x 5'9" max x 3'1" min [1.48m x 1.77m max x 0.96m min]
Mixer shower, low flush w.c., wall hung wash basin with chrome mixer tap, tiled floor, tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling.



BEDROOM TWO

9'3" x 9'7" [2.82m x 2.94m]
Loft access, UPVC double glazed window to the front, central heating radiator.



HOUSE BATHROOM/W.C.

6'5" x 5'5" [1.97m x 1.66m]
Panelled bath with tiled surround and two taps, pedestal wash basin with two taps, low flush w.c., tiled walls, tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear.

OUTSIDE

To the front there is a Yorkshire stone paved pathway leading to the front door and slate buffer garden. A tarmac driveway provides parking to the side. Yorkshire stone steps lead to a rockier style rear garden with low maintenance section. Steps and dry stone wall. Water point connection and outside lighting.

COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

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

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.