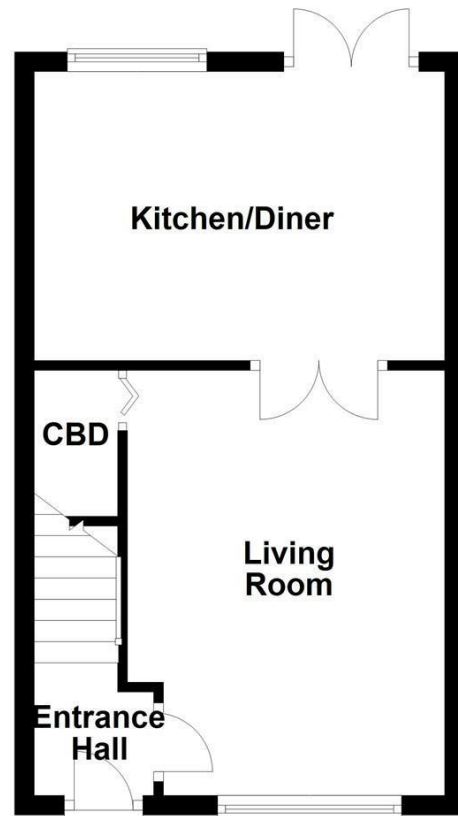


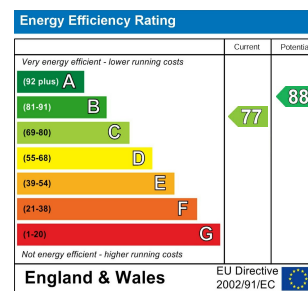
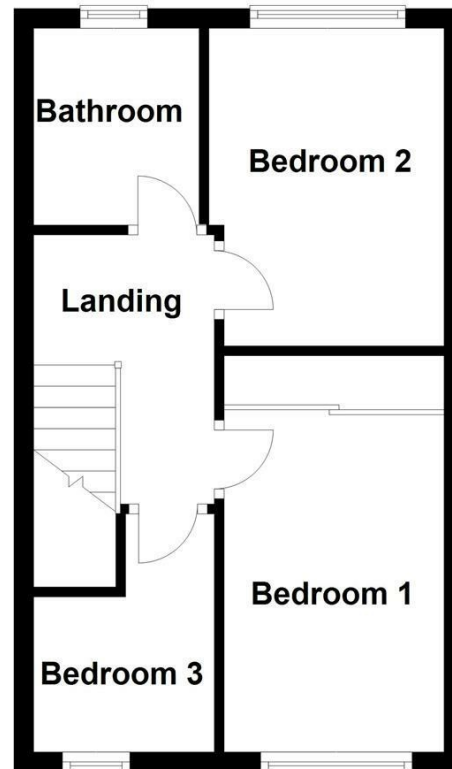


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### Ground Floor



### First Floor



#### 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\*

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 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.



## 15 Ealing Court, Batley, WF17 8LW

**For Sale Freehold £160,000**

Occupying a cul-de-sac location is this three bedroom mid town house benefitting from modern three piece bathroom, ample off road parking and front and rear gardens.

The property briefly comprises of entrance hall, living room, understairs storage cupboard and kitchen/diner. To the first floor there are three good sized bedrooms and a modern three piece suite house bathroom/w.c. Outside to the front there is a low maintenance pebbled buffer garden with pathway to the front door. A block paved driveway provides off road parking in front of the single detached garage. To the rear there is a large timber decked patio area, perfect for al fresco dining with a low maintenance artificial lawned garden surrounded by timber panelled surround fences.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Dewsbury and Huddersfield. 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.



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## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, central heating radiator with radiator cover, staircase with handrail leading to the first floor landing and door leading into the living room.

### LIVING ROOM

9'4" (min) x 10'7" (max) x 14'2" [2.86m (min) x 3.23m (max) x 4.32m]

UPVC double glazed window overlooking the front aspect, central heating radiator, laminate flooring and bi-folding door leading to the understairs storage cupboard. Double timber doors leading into the kitchen/diner.



### KITCHEN/DINER

9'7" x 13'9" [2.94m x 4.21m]

Range of wall and base gloss units with laminate work surface

over and tiled splash back above, downlights built into the wall cupboards, integrated oven and grill with four ring gas hob and cooker hood over. Plumbing for a washing machine, integrated slimline dishwasher, space for a fridge/freezer, laminate flooring, inset spotlights to the ceiling, central heating radiator and a UPVC double glazed window and a set of UPVC double glazed French doors leading out to the rear garden.



### FIRST FLOOR LANDING

Loft access, laminate floorings, doors providing access to three bedrooms and the house bathroom.

### BATHROOM/W.C.

6'8" x 5'4" [2.04m x 1.65m]

Three piece suite comprising L-shaped panelled bath with glass shower screen, mixer tap and mixer shower over, concealed low flush w.c. and ceramic wash basin with chrome mixer tap

built into a vanity cupboard. Fully laminated walls, vanity mirror with built in lighting, UPVC cladding with chrome strips to the ceiling with inset spotlights to the ceiling, extractor fan and UPVC double glazed window overlooking the rear elevation. Chrome ladder style radiator and laminate tiled floor.



### BEDROOM ONE

7'3" x 11'2" [2.23m x 3.42m]

UPVC double glazed window overlooking the front elevation, fitted double wardrobe with mirror glass sliding doors and central heating radiator.



### BEDROOM TWO

7'4" (min) x 7'10" (max) x 11'3" [2.24m (min) x 2.41m (max) x 3.44m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



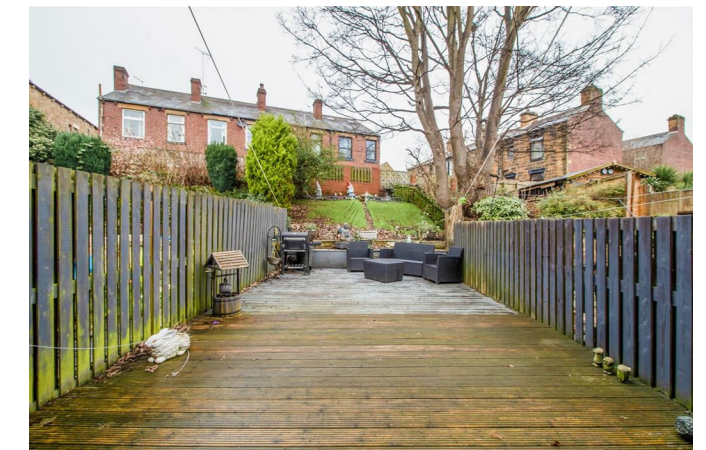
### BEDROOM THREE

7'11" (max) x 5'1" (min) x 6'0" [2.43m (max) x 1.57m (min) x 1.85m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### OUTSIDE

To the front of the property there is a low maintenance pebbled buffer garden with paved pathway to the front door and timber porch with tiled roof. There is a single garage with manual up and over door with block paved parking space in front. To the rear there is a large timber decked patio area, perfect for al fresco dining with an artificial lawned garden surrounded by timber panelled surround fences on all three sides



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.