



WAKEFIELD  
01924 291 294

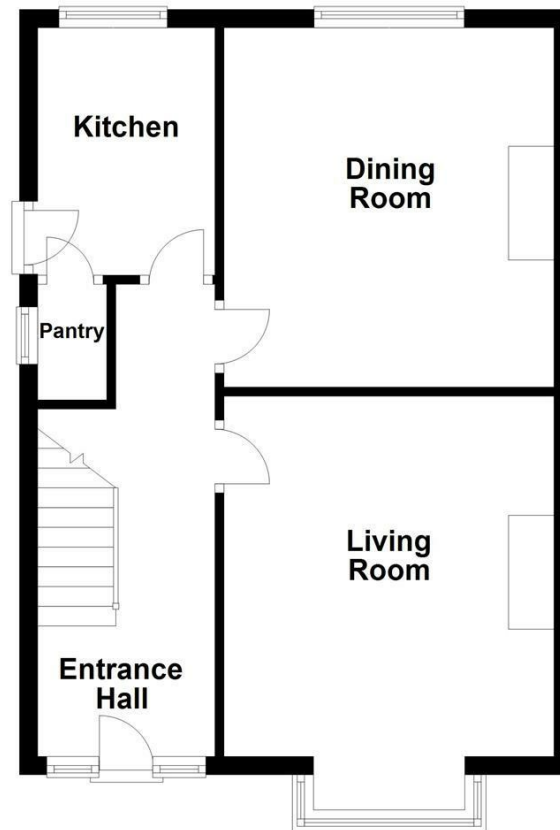
OSSETT  
01924 266 555

HORBURY  
01924 260 022

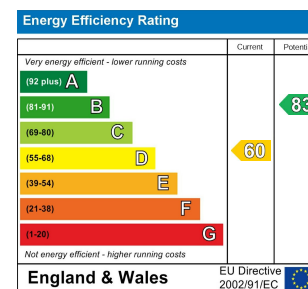
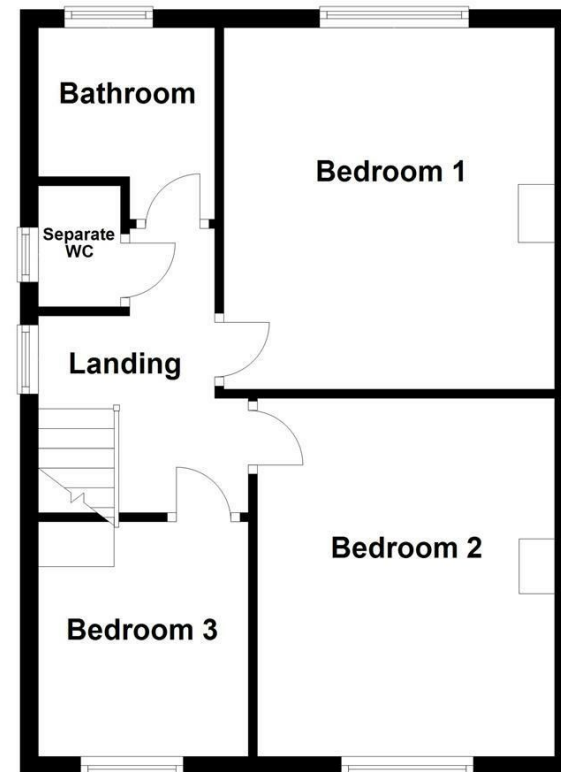
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

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\*

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.



**224 Soothill Lane, Soothill, Batley, WF17 6EZ**

**For Sale Freehold £210,000**

Situated on Soothill Lane in Batley is this three bedroom semi detached property in need of a degree of modernisation however offering much potential benefitting from well proportioned accommodation, off road parking and gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, dining room and kitchen with pantry cupboard. The first floor landing leads to three bedrooms, the house bathroom and separate w.c. Outside the front of the property is accessed via an iron gate with front lawned garden and concrete driveway running down the side leading to the single detached garage. The rear garden is laid to lawn with a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

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 a viewing is highly recommended to truly appreciate the accommodation on offer.



## ACCOMMODATION

### ENTRANCE HALL

16'11" x 6'5" [max] x 3'5" [min] [5.16m x 1.97m [max] x 1.06m [min]]  
Surrounded by UPVC double glazed frosted windows to the front, coving to the ceiling, central heating radiator and stairs to the first floor landing. Doors to the living room, dining room and kitchen.

### LIVING ROOM

11'10" x 12'11" [3.63m x 3.95m]  
UPVC double glazed box window to the front, central heating radiator, coving to the ceiling, gas fireplace with tiled hearth, stone tiled surround and wooden mantle.

### DINING ROOM

12'11" x 11'10" [3.95m x 3.63m]  
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and gas fireplace.



### KITCHEN

8'11" x 6'4" [2.72m x 1.95m]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven, space and plumbing for an under counter fridge/freezer, space and plumbing for a washing machine. UPVC double glazed window to the rear, UPVC double glazed frosted door to the side and central heating radiator. Access to the pantry cupboard [0.77m x 1.23m] with UPVC double glazed frosted window to the side and fitted shelving.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side and doors to bedroom three, the house bathroom and separate w.c.

### BEDROOM ONE

12'11" x 12'0" [3.96m x 3.66m]  
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.



### BEDROOM TWO

11'0" x 12'11" [3.36m x 3.96m]  
UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

8'5" x 7'6" [max] x 3'10" [min] [2.59m x 2.3m [max] x 1.19m [min]]  
Central heating radiator, UPVC double glazed window to the front.

### BATHROOM

6'5" x 6'11" [max] x 5'4" [1.96m x 2.11m [max] x 1.65m]  
Storage cupboard, central heating radiator, UPVC double glazed frosted window to the rear, pedestal wash basin, panelled bath with electric shower head attachment.



### W.C.

2'11" x 4'3" [0.9m x 1.32m]  
UPVC double glazed window to the side and low flush w.c.

## OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border with an iron gate leading to a concrete driveway providing off road parking leading to the single detached garage with up and over door. To the rear the garden is laid to lawn with planted bed border and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



## 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.

## 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.