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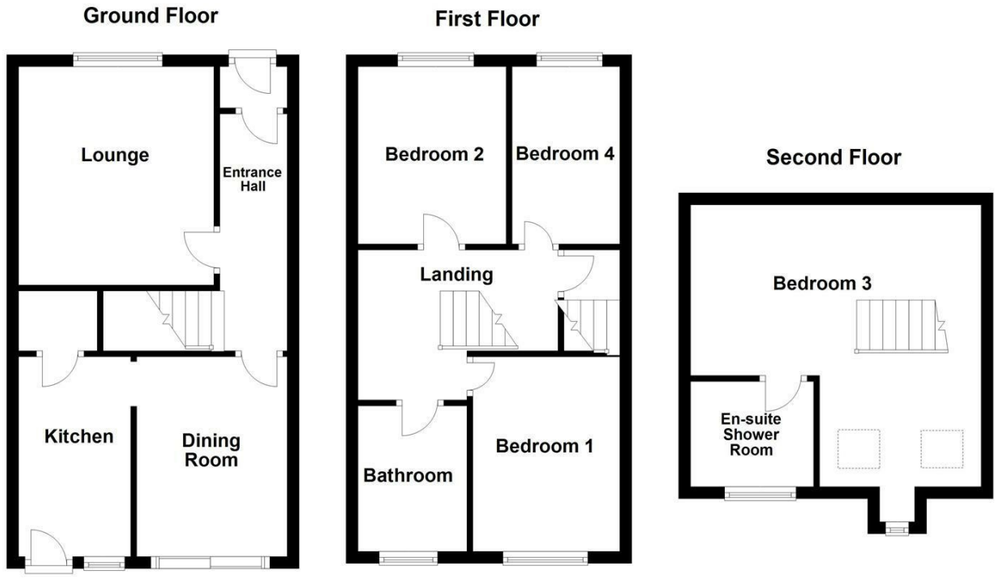


# 7 Batley Road, Wakefield, WF2 0AA

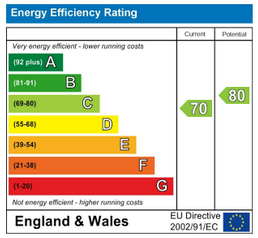
## For Sale Freehold £225,000

Deceptive from the front, this substantial four bedroom mid terraced property offers spacious and versatile accommodation extending to approximately 153 square metres over three levels plus a cellar and detached garage, benefitting from double glazing, recently installed central heating radiators and partly installed flooring.

The accommodation briefly comprises; entrance hall, lounge, separate dining room and kitchen with access to the cellar. The first floor landing leads to three well proportioned bedrooms and the house bathroom/w.c. There is a further large bedroom on the second floor with en suite shower room facilities. Outside, there is a gated buffer garden to the front, whilst to the rear, there is a low maintenance flagged garden with detached garage.

The property is well placed for access to a range of amenities including local shops, schools, bus routes and the M1 motorway is easily accessible, ideal for those wishing to work or travel further afield.

An ideal home for the growing family and an internal viewing comes highly recommended to fully appreciate the accommodation on offer.




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.

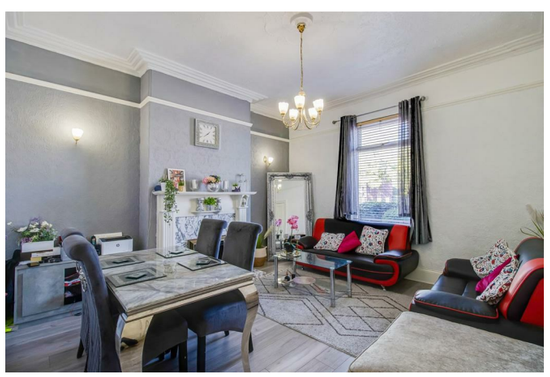
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

## ACCOMMODATION

### ENTRANCE VESTIBULE
Solid wooden front entrance door leads into the vestibule, featuring a curved double glazed timber skylight above the door, coving to the ceiling and a timber door providing access to the entrance hall.

### ENTRANCE HALL
A central heating radiator, laminate flooring, and coving to the ceiling. A feature archway provides access to both the sitting/dining room and the living room with a staircase and handrail leading up to the first floor landing.

### SITTING/DINING ROOM
13'10" x 14'11" (4.22m x 4.57m)
Laminate flooring, coving to the ceiling, a picture rail, two wall lights, and a UPVC double glazed window overlooking the front aspect. A feature fireplace with marble hearth, matching marble interior, and decorative wooden surround, along with tall skirting boards and a central heating radiator.



### LIVING ROOM
14'9" x 11'1" (4.51m x 3.40m)
A set of UPVC double glazed French doors leading to the rear garden, coving to the ceiling, picture rail, central heating radiator, laminate flooring, and built-in shelving and base units with laminate work surface over. An archway opens through to the kitchen.

### KITCHEN
14'9" x 6'9" (4.50m x 2.06m)
A range of wall and base units with laminate work surfaces, 1.5 stainless steel sink and drainer with swan neck mixer tap, twin integrated double oven and grill, five ring gas hob, and cooker hood above. Space for a freestanding fridge/freezer, plumbing for a washing machine, a UPVC double glazed window overlooking the rear, and a UPVC double glazed door with coving to the ceiling. Inset spotlights, central heating radiator and a wall mounted combination boiler. A door leads to a staircase descending to the cellar.

### MAIN CELLAR ROOM
11'8" x 11'1" (3.58m x 3.39m)
Accessed via a staircase with handrail and fitted cupboards at the top. Includes power and lighting.

### SECOND CELLAR ROOM
6'11" x 14'11" (2.11m x 4.56m)
Originally used as a coal storage room, this space also has light and power.

### FIRST FLOOR LANDING
Features six doors, providing access to three bedrooms, the house bathroom, a storage cupboard and a staircase leading up to the second floor. Coving to the ceiling continues throughout.

### BEDROOM ONE
11'0" x 15'0" (3.36m x 4.58m)
A UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobes, fitted bedside drawers with built in downlights, and coving to the ceiling.

### BATHROOM/W.C.
11'8" x 6'9" (3.57m x 2.06m)
Comprises a three piece suite with panel bath and mixer tap, separate mixer shower over with curtain, large ceramic wash basin with mixer tap built into vanity drawers and cupboards below, and a low flush w.c. Fully tiled flooring, half tiled walls, three storage cupboards, frosted UPVC double glazed window to the rear, coving to the ceiling, inset spotlights and a central heating radiator.

### BEDROOM TWO
11'6" x 11'5" (3.52m x 3.48m)
Laminate flooring, central heating radiator and a UPVC double glazed window overlooking the front elevation.

### BEDROOM THREE
10'11" x 6'5" (3.33m x 1.98m)
A UPVC double glazed window overlooking the front elevation and a central heating radiator.

### BEDROOM FOUR (LOFT ROOM)
18'0" x 12'11" (min) and 20'11" (max) (5.49m x 3.96m (min) and 6.40m (max))
Located on the upper floor, with three timber double glazed Velux windows overlooking the rear elevation. A solid wooden floor, central heating radiator, four wall lights, and a door providing access to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
5'9" x 8'2" (1.76m x 2.51m)
Comprising a three piece suite with low flush w.c., curved corner shower cubicle with double glass doors and electric shower, and a wash basin with mixer tap built into a vanity unit. Fully tiled walls and flooring, chrome ladder style radiator, and a timber double glazed Velux window with built in blind. Sliding doors open into eaves storage cupboards.

### OUTSIDE
A timber gate provides access to a Yorkshire stone paved pathway leading to the front door, with a low maintenance buffer garden enclosed by stone walls for privacy. The rear garden features a two tier paved patio area, ideal for outdoor dining and entertaining, with an outside light above the French doors. Steps lead down to a circular seating area, bordered pathways and a block paved driveway with double timber gates opening onto the rear street.
Includes a single detached garage with manual up and over door, power and light, and a steel side access door. The rear garden is fully enclosed by timber fencing on all sides.

### COUNCIL TAX BAND
The council tax band for this property is B.

### 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 Wakefield 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.