



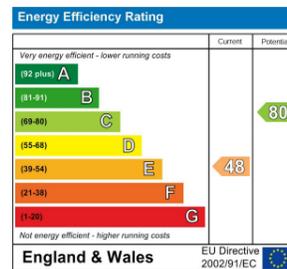
WAKEFIELD
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OSSETT
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HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



193 Batley Road, Kirkhamgate, Wakefield, WF2 0SH

For Sale Freehold £525,000

A superb opportunity to purchase this beautifully renovated former post office, now offering a unique and spacious three bedroom detached family home with three double bedrooms, three reception rooms, ample off road parking, an integral single garage and a landscaped enclosed rear garden.

The accommodation briefly comprises an entrance hall leading to a dining room with built in window seat and understairs storage cupboard. There is a spacious dual aspect living room with feature fireplace, together with a modern fitted kitchen breakfast room incorporating a central island and seating area. The kitchen provides access to a large sitting room with bi folding doors opening onto the rear garden, as well as access to the integral garage and a utility room with WC. In addition, there is a generous office with an adjoining storeroom, completing the ground floor. To the first floor, the landing provides access to three double bedrooms, with bedrooms one and two benefiting from fitted wardrobes. The accommodation is served by a three piece house bathroom and a separate WC. Externally, the property benefits from a timber carport leading to a concrete driveway and integral garage, along with an additional block paved driveway providing further off road parking. A timber gate gives access to the landscaped rear garden, which features two tiered Indian stone patios ideal for outdoor dining, an attractive lawn with railway sleeper borders, decorative pebble areas and mature planting including trees. The garden is fully enclosed by timber fencing and benefits from external lighting, power sockets and a water point.

The property is situated in the sought after area of Kirkhamgate, close to well regarded local schools and amenities. There are excellent transport links with regular bus routes to Wakefield and Dewsbury, and convenient access to the M1 motorway for those commuting further afield.

A distinctive and versatile home offering a wealth of space and character. An early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, which has two UPVC double glazed windows to the front and side elevations, half timber clad walls, central heating radiator and fully tiled floor. A staircase leading to the first floor landing and a door leads through to the dining room.

DINING ROOM

12'10" x 15'2" [3.93m x 4.64m]

UPVC double glazed window to the side elevation with fitted timber shutters and window seat below. Decorative brick chimney breast with solid stone hearth and mantle, fitted base units with solid wood work surfaces and shelving above, additional fitted shelving to the opposite wall and exposed timber beams. Doors provide access to the kitchen, living room and understairs storage cupboard.



LIVING ROOM

14'11" x 16'0" [4.55m x 4.90m]

Laminate flooring, two wall lights and dual aspect with UPVC double glazed windows to the side and rear elevations. Central heating radiator and

feature fireplace with decorative brick interior and solid wood mantle. Door leading through to the sitting room.

SITTING ROOM

14'7" x 15'6" [4.45m x 4.74m]

Vaulted ceiling with inset spotlights and two Velux style windows. Aluminium bi-folding doors opening onto the rear garden, contemporary radiator and internal window through to the kitchen. Doors lead to the utility/WC and the integral garage.



UTILITY/W.C.

7'3" x 5'1" [2.21m x 1.56m]

Fitted with a solid wood work surface, Belfast sink with swan neck mixer tap, plumbing for a washing machine and low flush WC. Tiled splashbacks and UPVC double glazed window to the rear elevation.

INTEGRAL GARAGE

16'8" x 7'8" [5.10m x 2.34m]

UPVC double glazed frosted window to the side elevation and bi-folding timber doors to the front. Power and lighting installed.

KITCHEN/BREAKFAST ROOM

16'7" x 13'8" [5.06m x 4.19m]

Fitted with a range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. 1.5 sink and drainer with swan neck mixer tap, central island with breakfast seating for five, integrated Bosch oven and grill with microwave above, gas hob with extractor hood, integrated fridge freezer, two wine racks and integrated slimline dishwasher. Door through to the office and cupboard housing the boiler. Composite door to the side driveway and UPVC double glazed window.



OFFICE

UPVC double glazed windows to the front elevation and door through to the storeroom [1.64m x 6.03m] with light.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, central heating radiator and doors leading to three bedrooms, the house bathroom, separate WC and airing cupboard.

BEDROOM ONE

13'10" x 16'8" [4.23m x 5.10m]

Triple aspect room with UPVC double glazed windows to the front, side and rear elevations, some with fitted shutters and window seat. Exposed timber A-frame beam, central heating radiator, LVT flooring and range of fitted wardrobes.



BEDROOM TWO

10'1" x 13'9" [3.09m x 4.21m]

UPVC double glazed window with timber shutters and window seat, central heating radiator, coving to the ceiling, two wall lights and fitted double wardrobe.

BEDROOM THREE

9'7" [max] x 6'9" [min] x 16'0" [2.93m [max] x 2.06m [min] x 4.90m]

UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

BATHROOM

7'11" [max] x 5'9" [min] x 7'8" [2.43m [max] x 1.76m [min] x 2.36m]

Fitted with a three piece suite comprising corner bath with mixer tap and shower attachment, pedestal wash basin and corner shower cubicle with electric shower. Fully tiled floor and walls with UPVC double glazed frosted window to the side elevation.



W.C.

2'7" x 4'11" [0.80m x 1.50m]

Laminate flooring, low flush WC and UPVC double glazed frosted window to the side elevation.

OUTSIDE

Externally to the front there is a block paved driveway with pebble borders, conifer hedging and timber fencing, providing off road parking and leading down the side of the property through a timber gate. The rear garden features an Indian stone paved pathway leading to a two tier patio area ideal for outdoor dining and entertaining, together with an attractive lawn, raised pebble borders with railway sleeper edging, mature trees and planting. The garden is fully enclosed by timber fencing and benefits from outside lighting, power sockets and a water point. There is also a timber carport to the side providing additional off road parking.



COUNCIL TAX BAND

The council tax band for this property is E.

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.