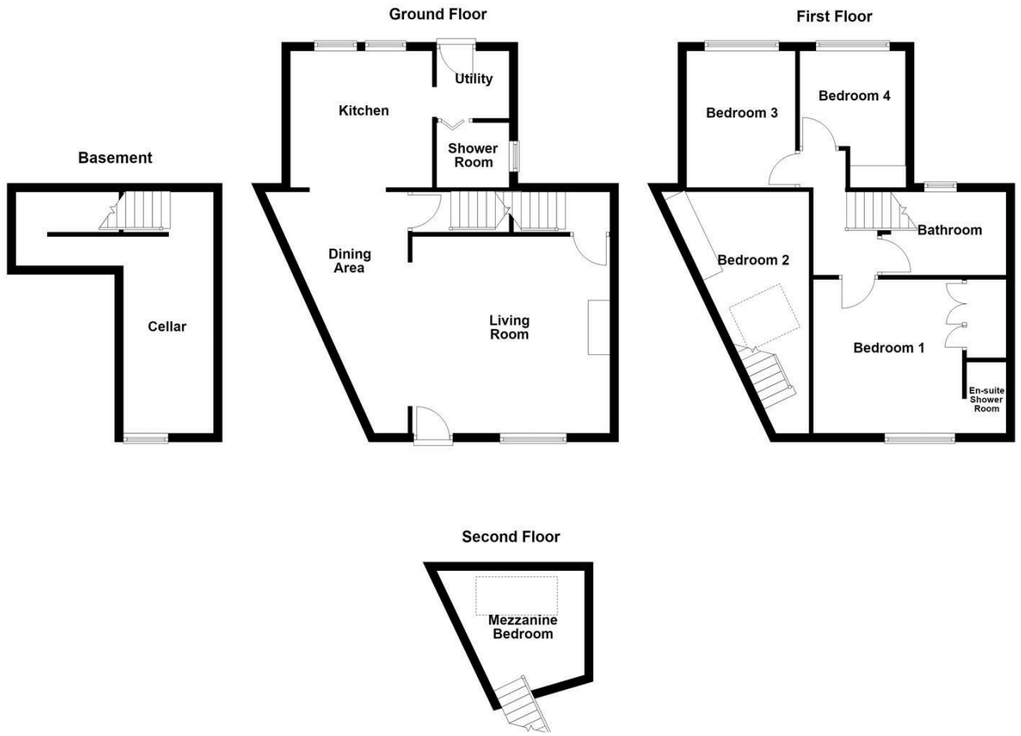

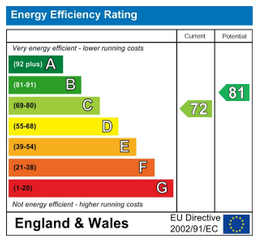

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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19 Batley Road, West Ardsley, Wakefield, WF3 1DU

For Sale Freehold Offers In The Region Of £400,000

Built in stone in the late 1800s and thoughtfully updated since, this Victorian end-terrace home is far bigger and more surprising than its frontage suggests. Behind electric gates you'll find a private driveway, a heated garden room with bi-fold doors, and 1,251 sq ft of living space set over three floors.

Step outside and you're in proper village country. Farmland and woodland walks start close to home, The Hare and Hounds is a short stroll away, and West Ardsley still has the kind of community where neighbours know each other by name. Leeds and Wakefield are within easy reach, and the M62 and M1 are minutes away. West Ardsley offers the best of both worlds: a real village with countryside on the doorstep, yet within easy reach of the cities.

From the front door you can head straight out onto farmland and woodland walks, ideal for dog walkers, runners and families. Afterwards, The Hare and Hounds, the village pub, is a short stroll away. The community feel is genuine, the sort of place people move to and stay. The village calendar is a big part of life here. The Hare and Hounds and the West Ardsley Community group host themed events at Christmas, Easter, Halloween and Bonfire Night, which are well known locally and enjoyed by all ages. Numerous groups, such as the local choir and book club, also meet at The Hare and Hounds each week. Families are well served. The respected Hill Top Primary School is in the village, The Westerton Primary Academy is easily reached, and Woodkirk Academy secondary school is less than a mile away. The M62 and M1 are close by, and both Leeds and Wakefield city centres are within a 30-minute drive. Batley is the nearest station, and Wakefield Westgate and Dewsbury are both within a 15-minute drive. Between them they offer direct trains to London, Leeds, York, Newcastle, Edinburgh, Manchester and Liverpool.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM
14'10" x 14'9" (4.54m x 4.52m)

A generous, light-filled room with a feature fireplace, ceiling rose and coving. It opens straight into the dining area, so the whole floor flows easily for family life and entertaining. Wooden front door, UPVC double glazed window and two radiators.



DINING AREA
18'2" x 10'10" (5.56m x 3.31m)

Room for a full family table, with open access to both the living room and kitchen. Stairs lead down to the cellar. Radiator.

KITCHEN
11'3" x 10'4" (3.45m x 3.16m)

A bright, fitted kitchen with a Belfast sink and a full range of wall and base units. It has an integrated oven, hob, fridge and dishwasher, an extractor, and space for a fridge-freezer. Tiled floor and two double-glazed windows over the garden.

UTILITY ROOM
5'5" x 5'0" (1.67m x 1.54m)

Keeps laundry out of the kitchen, with base units, space for a washing machine and tumble dryer, and a door to the courtyard.

DOWNSTAIRS SHOWER ROOM
5'6" x 4'8" (1.69m x 1.43m)

A handy downstairs shower room with shower cubicle, WC and basin, perfect after a muddy walk.

CELLAR
14'8" x 6'11" (4.48m x 2.12m)

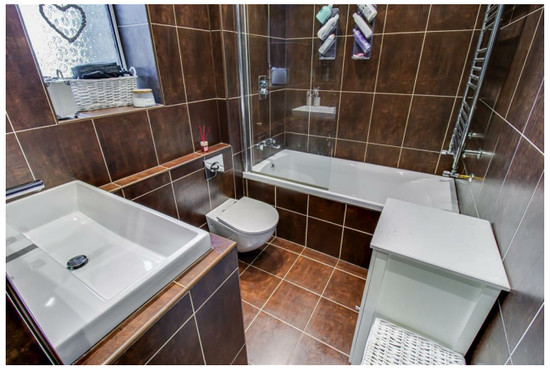
A useful extra space with power, lighting and the original coal store. Ideal for storage, a wine store or a workshop.

FIRST FLOOR LANDING

Feature glass balustrade. Glazed doors with chrome handles provide access to four bedrooms and the house bathroom.

HOUSE BATHROOM
9'8" x 5'9" (2.95m x 1.76m)

A three piece suite with bath and rainfall shower over, WC, basin, heated towel rail and fully tiled walls and floor.



BEDROOM ONE
14'4" x 11'8" (4.39m x 3.58m)

A spacious principal bedroom to the front, with fitted wardrobes, its own walk-in shower and a wash basin.



EN SUITE SHOWER ROOM
5'4" x 3'0" (1.65m x 0.92m)

Walk-in shower area with mixer shower and rainfall shower head. Slate effect mosaic tiled walls and fully tiled flooring. Wall mounted wash basin with mixer tap. Inset spotlights to the ceiling.

BEDROOM TWO
17'10" x 9'1" (5.44m x 2.77m)

With fitted wardrobes and its own staircase up to the loft room, this is a favourite with teenagers.

BEDROOM THREE
10'4" x 8'1" (3.17m x 2.47m)

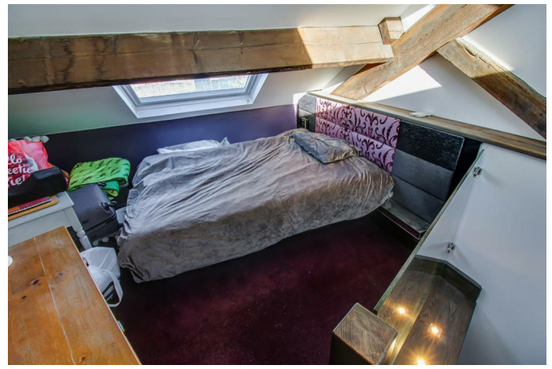
A second double with two rear-facing windows.

BEDROOM FOUR
10'4" x 8'1" (3.17m x 2.47m)

A double bedroom with two windows over the garden and fitted double wardrobe.

MEZZANINE LOFT ROOM
20'4" x 9'5" (6.20m x 2.88m)

A cosy hideaway under two Velux skylights, with a built-in platform bed. It works as a sleeping loft, den or reading room.



OUTSIDE

Electric gates open onto a private block-paved driveway with ample parking, a rare find in the village. There is a low maintenance slate garden enclosed by solid brick-built walls with cast iron railings above. There's also an artificial lawn and decking with no mowing needed. A timber shed provides useful storage. A water point is positioned beneath the kitchen window. A further timber gate to the opposite side provides access to an additional storage area. The rear is enclosed by timber panel fencing with pedestrian gated access onto the side driveway.

GARDEN ROOM
15'3" x 11'4" (4.65m x 3.46m)

The standout feature. Bi-fold doors open onto the decking, and inside there's a slate floor with underfloor heating, an electric heater, built-in surround sound and a countertop with cupboards and an integrated fridge. Use it as a home office by day and a bar or party room by night.

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.