



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 241 Batley Road, Kirkhamgate, Wakefield, WF2 0RZ

### For Sale Freehold Offers Over £300,000

Occupying a fantastic plot with plenty of potential is this two bedroom detached bungalow benefiting from ample driveway parking, far reaching views to the rear and detached garage.

The accommodation briefly comprises entrance porch, hall, living room, dining room, kitchen, two bedrooms and bathroom/w.c. Externally the property has ample driveway parking, lawned garden and patio to the front, further patio seating and lanw to the rear with a detached garage with up and over door.

Situated on Batley Road, it is ideally located for all local shops and amenities, is only a short drive away from the motorway network for those looking to commute further afield. Ideally located for local schools.

Potential to be a fantastic family home, a viewing is highly recommended to truly appreciate everything on offer.





## ACCOMMODATION

### PORCH

Double doors, further door into the hallway,

### HALLWAY

Built in storage cupboard central heating radiator, access to the living room, dining room, two bedrooms and bathroom/w.c.

### LIVING ROOM

13'4" x 12'6" [4.08m x 3.82m]

UPVC double glazed window to the front, two single glazed frosted window panels to the side elevation, central heating radiator, feature gas fireplace with storage to either side, coving to the ceiling.

### DINING ROOM

12'10" x 11'1" [3.92m x 3.38m]

Two single glazed windows into the kitchen. Central heating radiator, feature fireplace to the side elevation.



### KITCHEN

12'5" x 7'8" [3.79m x 2.34m]

UPVC double glazed windows to both sides and the rear elevation, side UPVC door, base units for storage, black granite worktops, inset sink and drainer, integrated hob, integrated oven, space for a fridge freezer, central heating radiator.



### BEDROOM ONE

13'5" x 9'1" [4.09m x 2.79m]

UPVC double glazed window to the front elevation, fitted wardrobes, central heating radiator.



### BEDROOM TWO

11'0" x 11'1" inc wardobre space [3.36m x 3.39m inc wardrobe space]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes to one wall.

### BATHROOM/W.C.

6'3" x 7'6" [1.92m x 2.30m]

Frosted UPVC double glazed window to the rear elevation. Three piece suite with corner bath, wash hand basin and w.c. Central heating radiator, tiled walls.



### OUTSIDE

Gated entry with driveway parking and ample space for four-five cars. Lawned garden and flagged patio. Side access steps leading to the

kitchen door. A detached garage with up and over door. To the rear there is patio seating and a spacious lawned garden with far reaching views of surrounding countryside and fields.



### COUNCIL TAX BAND

The council tax band for this property is D.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.