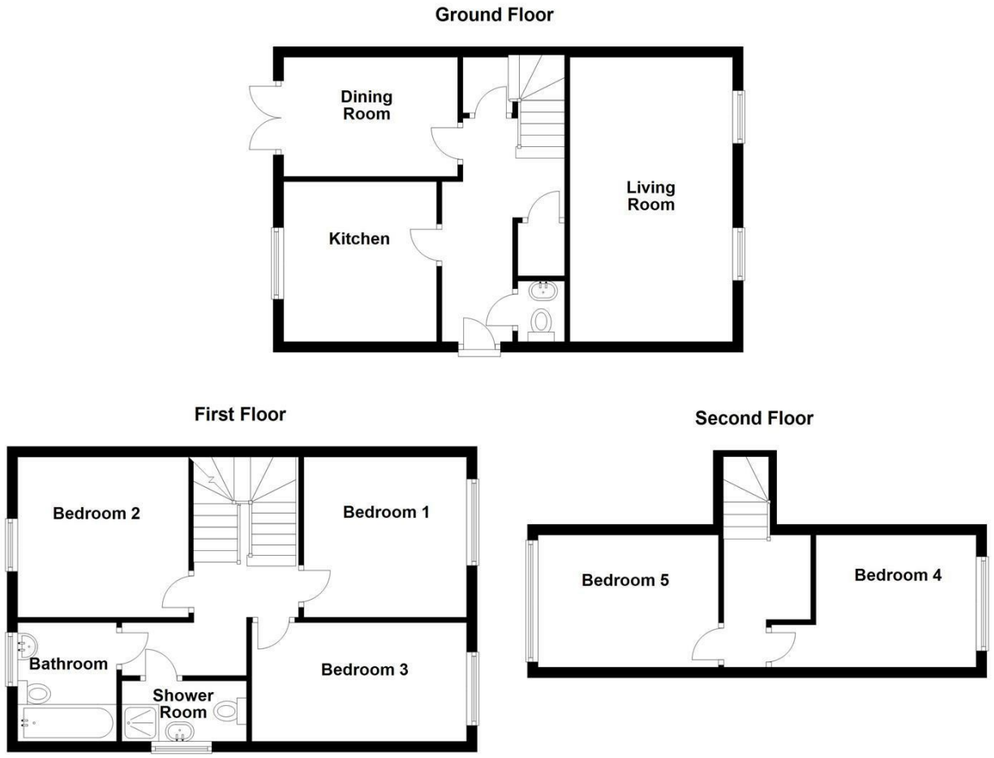
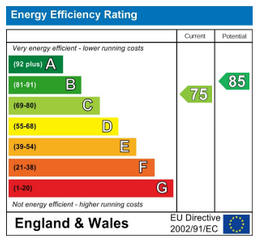


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844

24 Arncliffe Road, Batley, WF17 7HT

For Sale Leasehold 50% Shared Ownership £112,500

Available for sale with no chain is this deceptively spacious five bedroom end terrace property offered at 50% shared ownership benefitting from spacious accommodation over three levels.

The property briefly comprises of entrance hall, kitchen, dining room and living room. To the first floor landing there are three bedrooms, bathroom and shower room. A further set of stairs leads to two further bedrooms. Outside to the front is a lawned garden and driveway providing off road parking for up to three cars. To the rear is a lawned garden enclosed garden.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Dewsbury and Huddersfield. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

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

ACCOMMODATION

ENTRANCE HALL
13'1" (max) x 7'3" (3.99m (max) x 2.22m)
Composite entrance door, central heating radiator and doors to two storage cupboard, living room, dining room, kitchen and downstairs w.c. Stairs to the first floor landing.

KITCHEN
9'11" x 9'6" (3.03m x 2.90m)
Range of wall and base units with laminate work surface over, integrated oven with four ring gas hob, space and plumbing for a dishwasher or washing machine, space and plumbing for a fridge/freezer, tiled splash back and inset chrome sink. UPVC double glazed window to the rear aspect.

W.C.
3'8" x 2'11" (1.14m x 0.9m)
Low flush w.c., pedestal wash basin, central heating radiator and UPVC double glazed frosted window to the side aspect.

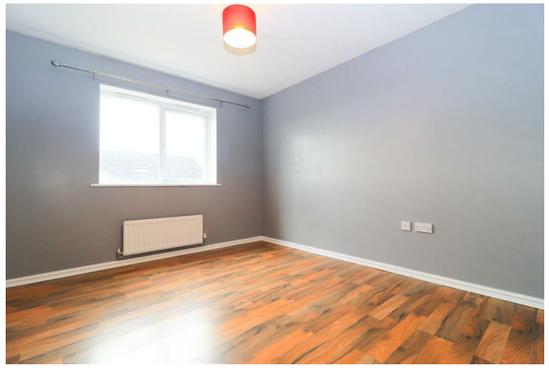
DINING ROOM
7'6" x 11'1" (2.3m x 3.40m)
Central heating radiator and UPVC double glazed French doors to the rear garden.

LIVING ROOM
18'1" x 10'2" (5.53m x 3.1m)
Central heating radiator and two UPVC double glazed windows to the front aspect.

FIRST FLOOR LANDING
Doors to two bathrooms and three bedrooms. Further set of stairs leading to the second floor landing.

BEDROOM ONE
9'8" x 11'2" (2.97m x 3.42m)
Central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM TWO
10'2" x 10'1" (3.1m x 3.09m)
Central heating radiator and UPVC double glazed window to the front aspect.



BEDROOM THREE
7'3" x 13'5" (2.23m x 4.1m)
Central heating radiator and UPVC double glazed window to the front aspect.

BATHROOM/W.C.
6'8" x 5'4" (2.05m x 1.65m)
Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower over. UPVC double glazed frosted window to the rear aspect and central heating radiator.

SHOWER ROOM/W.C.
3'6" x 8'1" (1.07m x 2.48m)
Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle. UPVC double glazed frosted window to the side aspect and central heating radiator.

SECOND FLOOR LANDING
Doors to two further bedrooms and a storage cupboard.

BEDROOM FOUR
10'1" x 8'2" (3.08m x 2.51m)
Central heating radiator and UPVC double glazed window to the front aspect.

BEDROOM FIVE
11'2" x 8'2" (3.42m x 2.51m)
Central heating radiator and UPVC double glazed window to the rear aspect.

OUTSIDE
To the front of the property is a lawned garden and tarmacadam driveway providing off road parking for up to three vehicles. To the rear of the property is a private and enclosed lawned garden with paved patio area, enclosed by timber fencing. A paved pathway with timber gate provides side access.

PLEASE NOTE
Please note that the vendor is selling a 50% share of the property with the remaining 50% is owned by The Home Group. The rent for the remaining 50% is currently £237.81pm. There is the option to purchase upto 100% and the rent will decrease, the higher share of the property you own. There is a service charge, management fee and Buildings insurance payable which is currently £40.12pm.

There is an eligibility criteria for this property and any buyers will need to complete an application form and affordability checks prior to acceptance of an offer.

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.