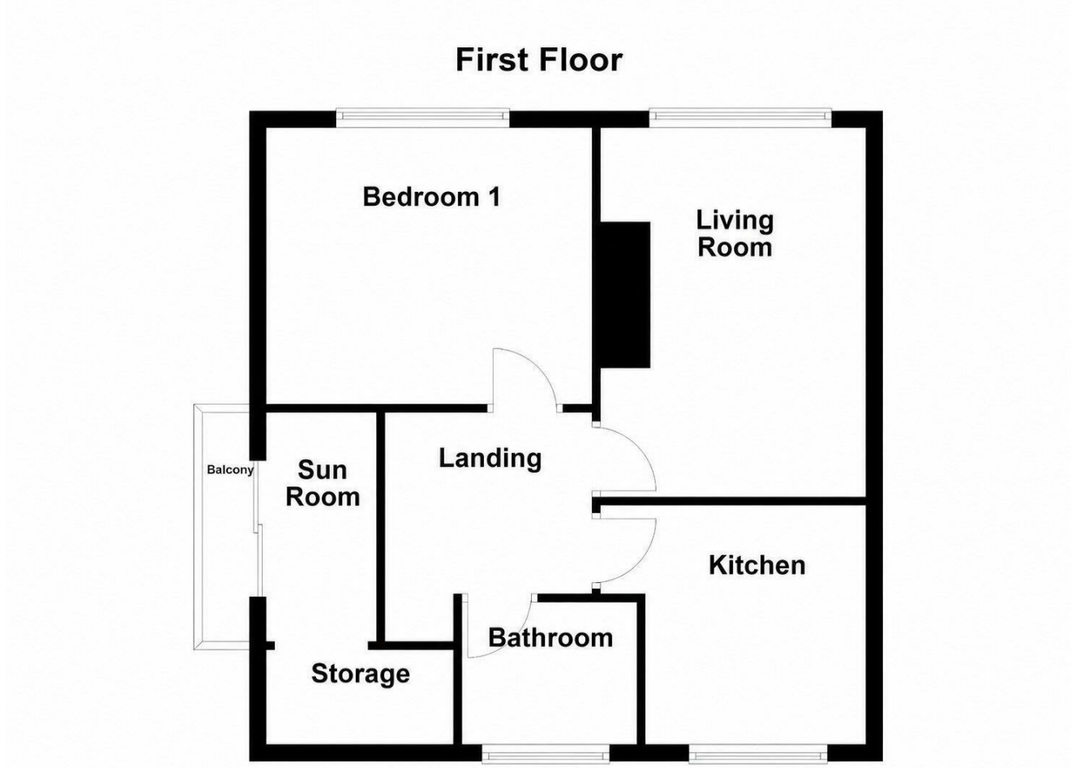
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844






# 1a Laithe Croft Road, Soothill, Batley, WF17 6LY

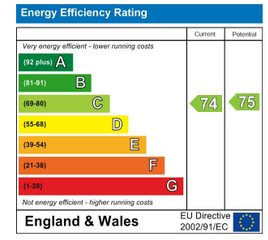
## For Sale Leasehold £65,000

Situated in the popular area of Soothill is this well presented one bedroom first floor apartment, offering spacious and practical accommodation together with a Juliet style balcony area, communal gardens and useful brick built outhouse storage. Ideally suited to first time buyers and investors alike, the property is ready to move into and enjoy.

The accommodation is approached via a private ground floor entrance with staircase leading to the first floor landing. From here, access is provided to a spacious living room, fitted kitchen, generous double bedroom and a three piece bathroom. There is a useful sun room with sliding doors to the Juliet balcony area. Externally, the property benefits from access to a shared communal garden, together with a useful brick built outhouse providing valuable additional storage.

Conveniently positioned for a range of local shops, schools and everyday amenities, the property is also well placed for access to Leeds, Wakefield and the surrounding areas, making it an appealing location for those commuting or travelling further afield.

Offering comfortable, low maintenance accommodation with the added benefits of outdoor space and useful storage, this attractive apartment presents an excellent opportunity for first time buyers and investors. An early viewing is highly recommended to fully appreciate the accommodation and potential 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

### MAIN ENTRANCE
UPVC entrance door at ground floor level with staircase providing access to the first floor apartment.

### FIRST FLOOR LANDING
Private landing with access to the lounge, kitchen, bedroom and bathroom. There is also loft access for storage.

### LIVING ROOM
14'4" x 10'4" (4.37m x 3.16m)
UPVC double glazed windows overlooking the front elevation, central heating radiator and feature electric fireplace with timber surround. Carpeted flooring and access through to the Juliet style balcony area.



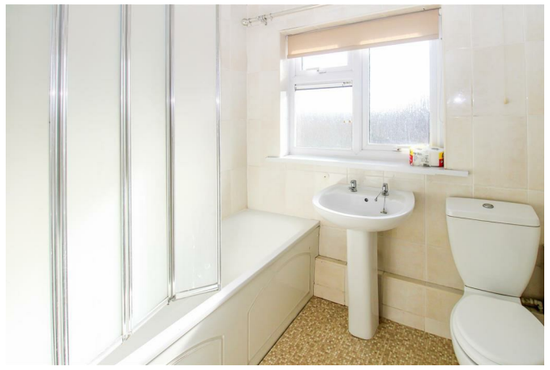


### KITCHEN
10'4" x 9'4" (3.15m x 2.85m)
UPVC double glazed window overlooking the rear elevation. Fitted with a range of wall and base units providing useful storage, incorporating a one and a half bowl stainless steel sink and drainer. Integrated hob with extractor hood above, integrated double oven, washing machine and space for a fridge freezer. Central heating radiator.

### BEDROOM
12'8" x 10'7" (3.87m x 3.25m)
UPVC double glazed windows overlooking the front elevation, central heating radiator and carpeted flooring.



### BATHROOM/W.C.
6'10" x 5'6" (2.10m x 1.69m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising wall mounted wash hand basin, low flush W.C. and bath. Chrome ladder style heated towel radiator and fully tiled walls.



### OUTSIDE
Externally, the property benefits from access to a shared communal garden (cut monthly by the council), together with a useful brick built outhouse with locked door providing valuable additional storage.



### SUN ROOM
8'11" x 4'2" (2.74m x 1.28m)
UPVC sliding doors and glazed side panels. Built-in storage cupboard housing the boiler.



### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"I lived in the neighbourhood for the biggest part of 30 years and it is very quite with helpful and pleasant immediate neighbours. I have used the local bus network and nearby railway station."

### LEASEHOLD
The service charge is £90.80 (pa), which is paid £22.52 quarterly and ground rent £10 (pa). The remaining term of the lease is 101 years (2026). A copy of the lease is held on our file at the Ossett office.

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

### 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 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.