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46 Kirkgate, Hanging Heaton, Batley, WF17 6DD

For Sale Freehold £280,000

A fantastic opportunity to purchase this extended four bedroom semi detached family home, offering well proportioned accommodation throughout, two reception rooms and a spacious kitchen diner.

The accommodation briefly comprises an entrance hall with useful understairs storage, a spacious living room with bay window and feature fireplace, and a modern kitchen diner which opens through to a snug with French doors leading out to the rear garden. There is also a separate utility room with WC, completing the ground floor. To the first floor, the landing provides access to four well proportioned bedrooms and a contemporary three piece house shower room. Bedroom one benefits from fitted wardrobes and drawers to two walls. Externally, the property enjoys an attractive lawned front garden with planted borders and steps leading to the entrance door. A shared driveway runs down the side of the property, leading to a single detached garage with manual up and over door and a parking space in front. The rear garden is mainly laid to lawn and incorporates a paved patio area and a timber shed, providing an ideal space for outdoor dining and entertaining.

The property is conveniently located within walking distance of local amenities and well regarded schools, and benefits from pleasant open views to the front. Regular bus routes provide access to Dewsbury and Huddersfield town centres, and the M1 motorway is only a short distance away, making it ideal for commuters.

A spacious and versatile family home which deserves an early viewing to fully appreciate all that is on offer.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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



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ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall with central heating radiator, staircase leading to the first floor landing and door into the living room.

LIVING ROOM

15'1" [max] x 14'3" [min] x 13'3" [4.61m [max] x 4.36m [min] x 4.05m]

Walk-in rectangular bay window with UPVC double glazed windows overlooking the front aspect. Coving to the ceiling, dado rail, central heating radiator and living flame gas fire set within a marble hearth and wooden surround. Door leading through to the kitchen diner.



KITCHEN/DINER

7'8" x 18'5" [2.35m x 5.63m]

Fitted with a range of wall and base units with laminate work surface and tiled splashback. 1.5 stainless steel sink and drainer with chrome swan neck mixer tap, integrated oven and grill with four ring ceramic hob and cooker hood above. Internal window looking through to the utility room with door access. Central heating radiator, inset spotlights to the ceiling and feature

opening into the snug. Timber door leading to understairs storage cupboard.



UTILITY ROOM

8'11" x 9'10" [2.72m x 3.00m]

Fitted laminate work surface with plumbing for washing machine and dishwasher beneath, space for a large freestanding fridge freezer and additional space for a dryer. Wall mounted combi condensing boiler, central heating radiator, UPVC double glazed window to the rear and composite door leading outside. Sliding timber door providing access to the downstairs W.C.

W.C.

2'10" x 5'1" [0.88m x 1.55m]

Wash basin with mixer tap set within vanity unit, low flush W.C. and UPVC double glazed frosted window to the rear.

SNUG

9'1" x 6'8" [2.77m x 2.05m]

UPVC double glazed French doors leading out to the rear garden and two wall lights.



FIRST FLOOR LANDING

Two UPVC double glazed frosted windows to the side elevation, central heating radiator, loft access and coving to the ceiling. Doors leading to four bedrooms and the house shower room.

BEDROOM ONE

10'6" x 8'10" [3.22m x 2.70m]

UPVC double glazed window overlooking the front elevation with views beyond. Central heating radiator and a range of fitted wardrobes with drawers across two walls.



BEDROOM TWO

10'11" x 10'6" [3.33m x 3.21m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

8'11" x 9'11" [2.74m x 3.03m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

7'6" x 7'1" [2.31m x 2.18m]

UPVC double glazed window overlooking the front elevation, central heating radiator and double door storage cupboard.

SHOWER ROOM/W.C.

4'3" x 7'4" [1.31m x 2.25m]

Three piece suite comprising a large shower cubicle with glass sliding doors, mains fed shower with rain head and additional attachment, low flush W.C. with concealed cistern and wash basin set within high gloss vanity units. Fully tiled walls, extractor fan and chrome heated towel radiator.



OUTSIDE

To the front, the property has an attractive lawned garden with planted borders and steps leading to the entrance door. A shared tarmac driveway runs down the side, providing access to a single detached garage with up and over door and additional parking in front. To the rear, there is a pleasant lawned garden with planted borders, timber shed and fenced boundaries. A paved patio area sits outside the snug, ideal for outdoor dining and entertaining.



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.