



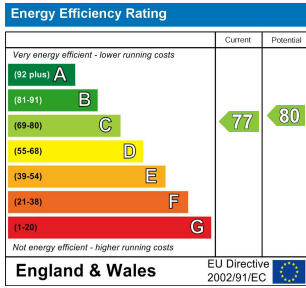
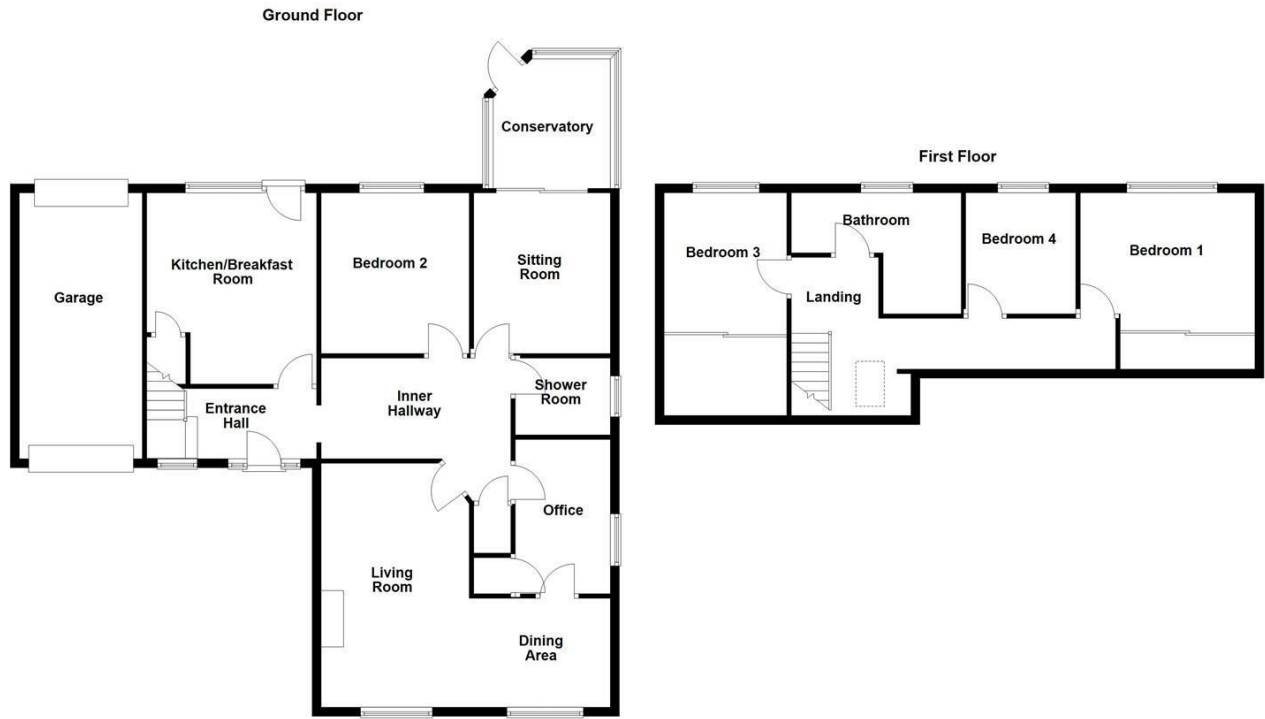
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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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.

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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.

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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.



**25 Solway Road, Soothill, Batley, WF17 6HJ**  
**For Sale Freehold Offers In The Region Of £380,000**

Deceptive from the front is this spacious four bedroom detached home benefitting from well proportioned accommodation including ample reception space, driveway with integral garage and enclosed good sized rear garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room, inner hallway leading to a bedroom, sitting room, conservatory, shower room, office, living room and dining area. Stairs to the first floor lead to three further bedrooms and bathroom. Outside to the front are a set of double gates plus a further single hand gate provide access to the driveway providing ample off road parking leading to the integral garage. The spacious garden provides potential for development, subject to consent. To the rear is an enclosed lawned garden incorporating patio area, perfect for al fresco dining.

Situated on the outskirts of Batley, this property is ideally located for both Batley, Ossett, Dewsbury and even Leeds. It is close to all local shops and amenities including good schools, with the motorway network only a short drive away.

This property would be ideal for a range of buyers including those who seek multigenerational living with this property boasting a downstairs bedroom and shower room. An early viewing comes highly advised to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, UPVC double glazed frosted window to the front, stairs to the first floor landing, an opening to the inner hallway and door to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

14'0" x 12'4" [max] x 9'2" [min] [4.28m x 3.76m [max] x 2.81m [min]]  
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven with five ring gas hob, integrated under counter fridge/freezer, integrated dishwasher, space and plumbing for a washing machine. Understairs storage cupboard, UPVC double glazed windows to the rear, central heating radiator



### INNER HALLWAY

Central heating radiator, spotlights, storage cupboard and doors to bedroom two, sitting room, shower room, office and living room.

### BEDROOM TWO

10'11" x 12'4" [3.33m x 3.78m]  
UPVC double glazed window to the rear and central heating radiator.



### SITTING ROOM

9'11" x 12'4" [3.03m x 3.78m]  
Central heating radiator and a set of sliding doors to the conservatory.



### CONSERVATORY

8'0" x 8'10" [max] x 7'1" [min] [2.44m x 2.7m [max] x 2.17m [min]]  
Surrounded by UPVC double glazed windows with UPVC double glazed door to the rear garden.



### SHOWER ROOM/W.C.

6'10" x 5'7" [2.1m x 1.71m]  
Low flush w.c., wash basin with mixer tap and shower cubicle with electric shower. UPVC double glazed frosted window to the side, spotlights, chrome ladder style radiator and extractor fan.

### OFFICE

11'2" x 6'11" [3.42m x 2.12m]  
UPVC double glazed window to the side, central heating radiator, doors to the dining area and storage cupboard.

### LIVING ROOM

17'9" x 11'3" [max] x 10'4" [min] [5.43m x 3.45m [max] x 3.16m [min]]  
An opening through to the dining area, central heating radiator, coving to the ceiling, UPVC double glazed window to the front and gas fireplace with marble hearth, surround and mantle.

### DINING AREA

7'10" x 9'10" [2.41m x 3.0m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and door to the office.

### FIRST FLOOR LANDING

Velux skylight and doors to three bedrooms and bathroom.

### BATHROOM/W.C.

12'5" x 8'11" [max] x 4'5" [min] [3.79m x 2.72m [max] x 1.35m [min]]  
Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the rear, extractor fan and central heating radiator.



### BEDROOM ONE

13'4" x 10'2" [max] x 8'11" [min] [4.07m x 3.11m [max] x 2.72m [min]]  
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

8'11" x 10'8" [2.74m x 3.26m]  
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

### BEDROOM FOUR

8'11" x 8'2" [2.73m x 2.5m]  
UPVC double glazed window to the rear and central heating radiator.

### OUTSIDE

To the front is a block paved driveway providing ample off road parking for several vehicles leading to the integral garage with up and over door with development potential, subject to consent. There is a garden area with planted beds, mature shrubs and flowers with a set of double and single gates for access. To the rear is a good sized lawn garden incorporating pebbled and planted beds with paved and pebbled patio areas, perfect for outdoor dining and entertaining, surrounded by hedging and timber fencing with a rear timber gate.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.