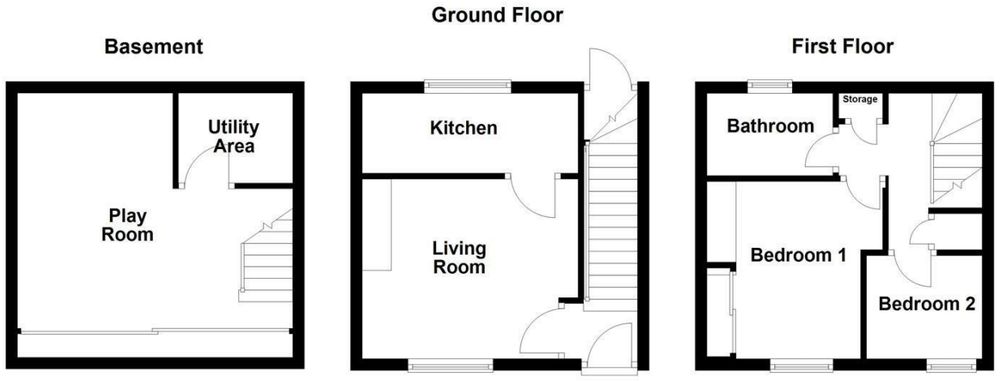
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Staincliffe Hall Road, Batley, WF17 7QU

For Sale Freehold £155,000

Tucked away from the main roadside is this charming and well presented two bedroom mid terraced property, offering characterful accommodation, a versatile lower ground floor playroom and private and enclosed lawned gardens to both the front and rear, and benefitting from the addition of a heat pump.

The accommodation briefly comprises an entrance hall leading into a spacious living room and a fitted kitchen, with a rear porch providing access down to the lower ground floor. Here, a useful and adaptable playroom is complemented by an adjoining utility room. To the first floor, the landing provides access to two well proportioned bedrooms, a house bathroom and a storage cupboard. Externally, the property enjoys pleasant lawned gardens to both the front and rear, the front benefits from a private and enclosed space to enjoy.

The property is well placed for access to a range of local amenities including shops, schools and recreational facilities, and is conveniently located close to Dewsbury Hospital. It also offers excellent links to the surrounding business centres of Leeds, Wakefield, Bradford and Huddersfield.

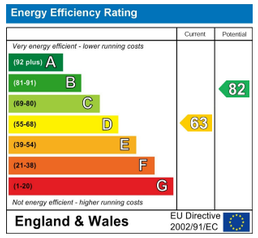
Only a full internal inspection will fully appreciate the character, space and versatility this home has to offer. An early viewing is highly recommended.

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

ENTRANCE HALL
Front facing UPVC double glazed entrance door leading into the entrance hallway with staircase to the first floor, double central heating radiator and door through to the lounge.

LOUNGE
11'6" x 14'9" (3.53m x 4.50m)
Front facing UPVC double glazed window, double central heating radiator, carpeted flooring, television point and door leading through to the kitchen.

KITCHEN
3'11" x 14'6" (1.20m x 4.44m)
Fitted with a modern range of wall and base units with laminate work surfaces over incorporating a circular stainless steel sink and drainer with chrome swan neck mixer tap, built in electric oven with four ring electric hob and stainless steel extractor hood above, tiled splashback and integrated under counter fridge. Rear facing UPVC double glazed window, vinyl flooring, spotlights to the ceiling, double central heating radiator and door leading to the rear porch.

REAR PORCH
Steps leading down to the lower ground floor and UPVC door leading out to the rear garden.

LOWER GROUND FLOOR PLAYROOM
12'5" x 14'10" (3.81m x 4.53m)
A versatile space with two double central heating radiators, spotlights to the ceiling, cupboard housing the electric meters and a range of built in storage with shelving and sliding doors. Door through to the utility area.

UTILITY AREA
6'6" (max) x 4'6" (max) (2.00m (max) x 1.38m (max))
Plumbing for a washing machine and additional storage space.

FIRST FLOOR LANDING
Access to two bedrooms and the house bathroom, double central heating radiator, pull down ladder to a boarded loft, storage over the bulkhead and additional built in storage cupboard.

BEDROOM ONE
11'3" (max plus wardrobes) x 11'1" (max) (3.44m (max plus wardrobes) x 3.38m (max))
Front facing UPVC double glazed window, double central heating radiator, carpeted flooring and a range of fitted wardrobes.

BEDROOM TWO
9'10" x 7'3" (3.01m x 2.23m)
Front facing UPVC double glazed window, double central heating radiator and carpeted flooring.

BATHROOM/W.C.
9'1" x 4'2" (2.78m x 1.29m)
Fitted with a three piece suite comprising P-shaped panel bath with mains shower over, pedestal wash basin and low flush W.C., double central heating radiator, vinyl flooring, part tiled walls, rear facing obscure UPVC double glazed window, spotlights to the ceiling and extractor fan.

OUTSIDE
To the front, a pathway leads to gated access with a paved walkway to the property and a good sized lawned garden enclosed by fencing and hedging. To the rear, a further enclosed lawned garden with wall and fence boundaries. Please note: there is a right of way to the rear for neighbouring properties.

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

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.

PLEASE NOTE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.