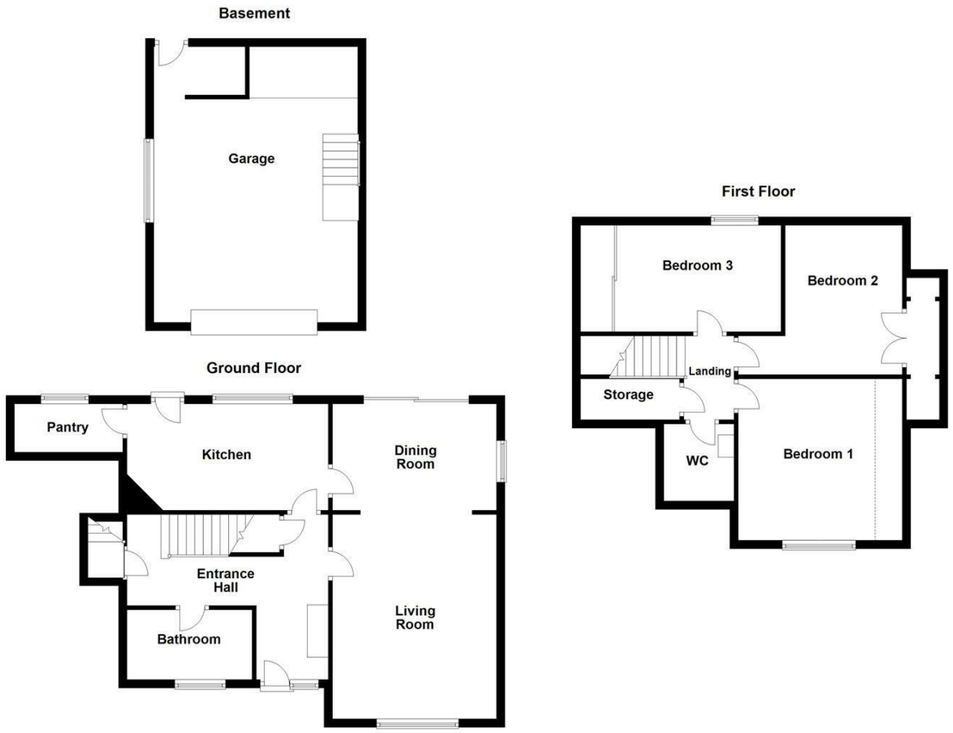
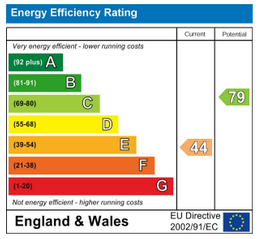


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

20 Kirkgate, Hanging Heaton, Batley, WF17 6DD

For Sale Freehold Offers In The Region Of £395,000

Situated on a generous sized plot is this architecturally designed three bedroom detached home benefitting from well presented spacious accommodation, broad off road parking, attractive front and rear gardens.

The property briefly comprises of entrance hall, bathroom/w.c., living room, dining room, kitchen with separate pantry and integral double garage. The first floor landing leads to three well proportioned bedrooms and a separate w.c. Outside to the front is a lawned garden separated into two sections by a stone wall with planted borders and mature trees. A broad driveway provides ample off road parking leading to the integral double garage and further single detached garage. To the rear is an enclosed attractive lawned garden incorporating two patio areas, perfect for al fresco dining with mature shrubs and plants.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield, Batley and Huddersfield. The motorway network is only a short drive away ideal for the commuter looking to travel further afield.

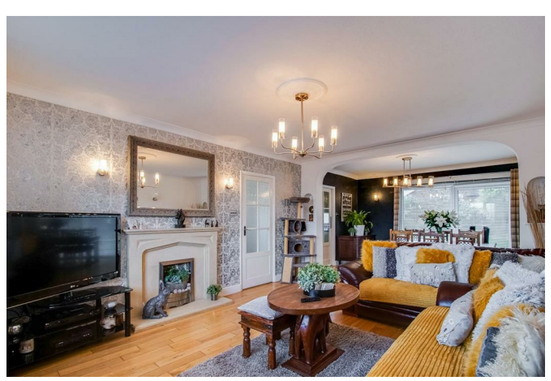
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage cupboard and doors to the garage on the lower level, living room, kitchen and downstairs bathroom.

BATHROOM/W.C.
5'4" x 8'9" (1.64m x 2.68m)
Four piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and tiled splash back, bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen. Spotlights to the ceiling, coving to the ceiling, UPV double glazed frosted window to the front, chrome ladder style radiator and extractor fan.

LIVING ROOM
16'0" x 12'10" (4.88m x 3.92m)
Solid wood flooring, an opening to the dining room, UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and gas fireplace with limestone hearth, surround and mantle.



DINING ROOM
8'3" x 12'9" (2.53m x 3.91m)
UPVC double glazed window to the side, set of UPVC double glazed sliding doors to the rear garden, coving to the ceiling, central heating radiator and door through to the kitchen.

KITCHEN
15'9" x 8'9" (max) x 5'4" (min) (4.81m x 2.69m (max) x 1.65m (min))
Range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood, integrated oven, space and plumbing for a washing machine, space for an under counter fridge/freezer and integrated dishwasher. Coving to the ceiling, UPVC double glazed door and window to the rear, doors to the pantry and entrance hall.

PANTRY
8'5" x 3'9" (2.58m x 1.15m)
Range of fitted storage shelves, UPVC double glazed window to the rear and combi boiler is housed in here.

INTEGRAL DOUBLE GARAGE
15'10" x 23'7" (max) x 19'2" (min) (4.84m x 7.19m (max) x 5.85m (min))
UPVC double glazed frosted window to the side, power and light, timber electric up and over door to the front, separate side access UPVC door and vaulted ceiling.

FIRST FLOOR LANDING
Access to storage eaves and doors to three bedrooms and w.c.

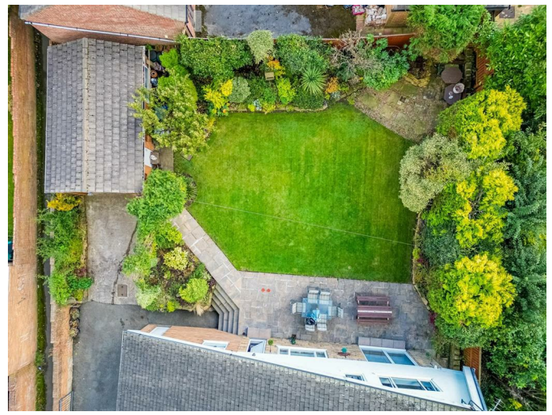
BEDROOM ONE
12'8" x 12'5" (3.88m x 3.8m)
UPVC double glazed window to the front, loft access, central heating radiator, coving to the ceiling and fitted wardrobes and dressing table.

BEDROOM TWO
12'1" x 12'9" (max) x 9'6" (min) (3.7m x 3.91m (max) x 2.92m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and oak doors providing access to a walk in wardrobe.

BEDROOM THREE
9'0" x 11'3" (2.75m x 3.45m)
Sliding oak doors to the storage eaves, spotlights to the ceiling, central heating radiator and UPVC double glazed window to the rear.

W.C.
5'6" x 6'5" (max) x 5'3" (min) (1.68m x 1.97m (max) x 1.62m (min))
Spotlights to the ceiling, access to the storage eaves, extractor fan, chrome ladder style radiator, partially tiled, dado rail, low flush w.c., ceramic wash basin with storage unit and mixer tap.

OUTSIDE
There are lawned gardens to the front separate by stone wall with planted border, mature trees and shrubs. There is a tarmcadam driveway providing off road parking for several vehicles leading to the double garage with further single detached garage to the rear. To the rear is lawned garden incorporating stone paved and pebbled and paved patio areas, perfect for outdoor dining and entertaining, planted borders, mature trees and shrubs, fully enclosed by walls and timber fencing.



SINGLE DETACHED GARAGE
21'6" x 12'5" (6.56m x 3.81m)
Electric roller door, separate UPVC side access door, UPVC double glazed frosted window, power and light.

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.