WAKEFIELD
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HORBURY
01924 260 022

NORMANTON
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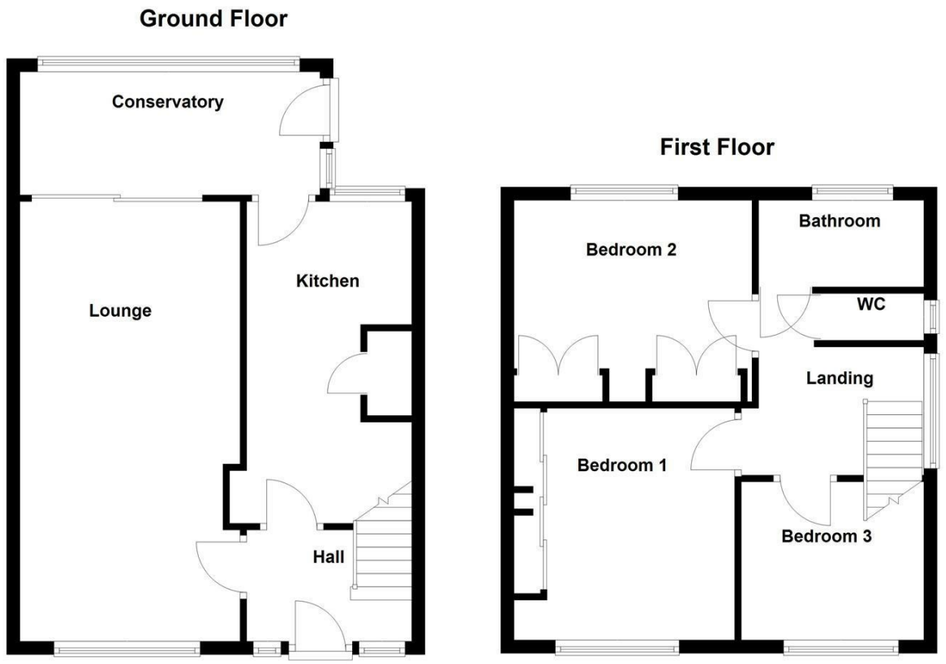
01977 798 844



# 3 Lydgate Road, Soothill, Batley, WF17 6EY

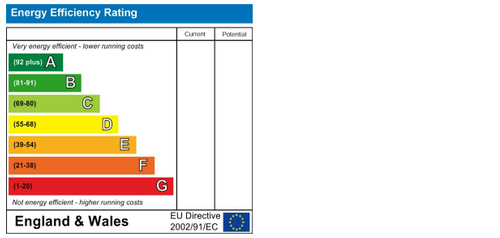
## For Sale Freehold £210,000

Occupying a cul-de-sac location in a popular residential location close to schools is this three bedroom semi detached home, benefitting from driveway parking, a detached garage and enclosed gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, a spacious lounge diner and a fitted kitchen, with a conservatory to the rear providing additional reception space and access to the garden. To the first floor, there are three bedrooms, a family bathroom and a separate w.c. Externally, the property offers driveway parking leading to a detached garage, along with lawned gardens to the front and rear, both enclosed and ideal for families.

The home is conveniently positioned for local shops and amenities and is within walking distance of nearby schools. It also offers excellent access to the motorway network, making it well suited to commuters.

With scope to create a fantastic family home, 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.

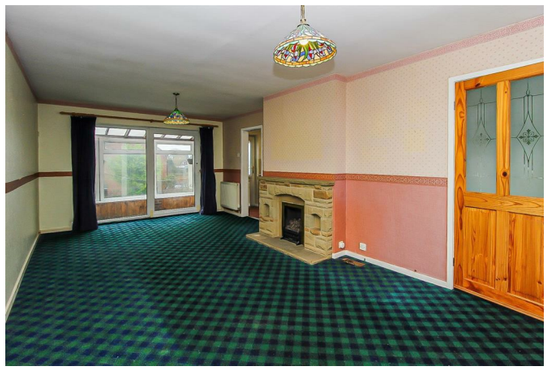
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
UPVC front entrance door leads into the main hallway with central heating radiator, staircase leading to the first floor and access through to the lounge and kitchen.

### LOUNGE
21'9" x 10'11" (6.64m x 3.33m)
UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace with brick surround, second central heating radiator, sliding French doors leading to the conservatory and door through to the kitchen.



### KITCHEN
16'0" x 8'2" (4.89m x 2.49m)
Fitted kitchen with wall and base units, laminate worktops, integrated gas hob, integrated double oven, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer and built in under stairs storage cupboard. UPVC double glazed window to the rear elevation, rear UPVC door and central heating radiator.

### CONSERVATORY
15'3" x 6'1" (4.67m x 1.86m)
Wood frame door and window to the side elevation, rear UPVC double glazed windows and rear UPVC doors leading out to the garden.

### FIRST FLOOR LANDING
Frosted UPVC double glazed window to the side elevation and provides access to three bedrooms, the bathroom and separate w.c.

### BEDROOM ONE
11'5" x 10'11" (3.50m x 3.34m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.

### BEDROOM TWO
8'6" x 6'9" (2.60m x 2.06m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.

### BEDROOM THREE
8'10" x 7'10" (2.71m x 2.40m)
UPVC double glazed window to the front elevation and central heating radiator.

### BATHROOM
8'0" x 4'3" (2.45m x 1.32m)
Frosted UPVC double glazed window to the rear elevation, two piece suite comprising panelled bath and wash hand basin with mixer tap, chrome style ladder radiator and part tiled walls.

### W.C.
4'6" x 2'3" (1.39m x 0.70m)
Frosted UPVC double glazed window to the side elevation, low flush w.c. and fully tiled walls.

### OUTSIDE
To the front is a low maintenance lawn with planted shrub borders and to the side is driveway parking providing space for two to three vehicles. To the rear is a stone patio seating area stepping down to a low maintenance lawn and detached garage with wooden doors.

### 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.