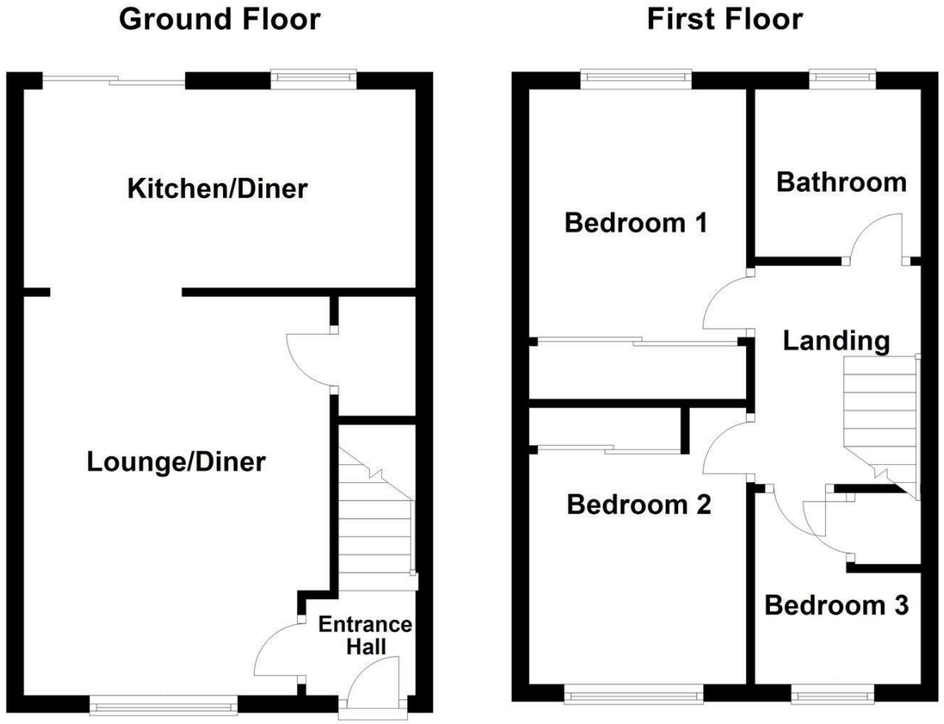
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



3 Phoenix Court, Soothill, Batley, WF17 6RH

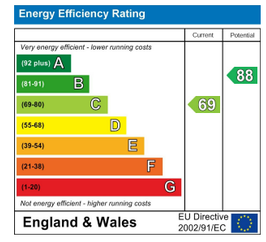
For Sale Freehold £191,000

Enjoying a tucked away corner plot position is this well appointed and attractive three bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge and kitchen/diner. Stairs to the first floor lead to three bedrooms and the contemporary house bathroom/w.c. Outside there is a low maintenance garden to the immediate front, lawned garden to the rear incorporating flagged path and lawned garden to the side incorporating large timber decked patio area, ideal for entertaining with views to the front.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

A fantastic home, ideal for the couple or family looking to gain access onto the property market and an early viewing comes 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.

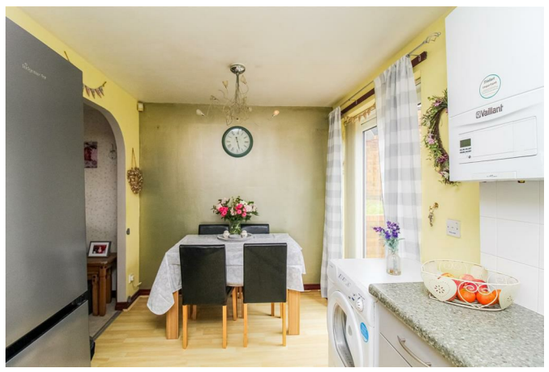
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Radiator, stairs to the first floor landing, coving to the ceiling and door to the lounge.

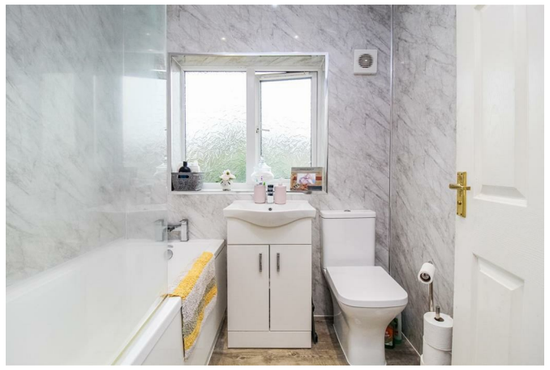
LOUNGE
11'10" x 15'3" (3.61m x 4.67m)
Gas fire with marble back, hearth and wood surround. UPVC double glazed window to the front, radiator, coving to the ceiling and door to understairs storage. Archway into the kitchen/diner.

KITCHEN/DINER
7'9" x 14'10" (2.38m x 4.54m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space and plumbing for a washing machine, space for a dryer, space for a fridge and freezer. Integrated oven and grill, four ring gas hob and filter hood above with tiled splash back, laminate floor, radiator, LED spotlights to the ceiling and UPVC double glazed window and sliding doors to the rear. The combination boiler is housed here.



FIRST FLOOR LANDING
Loft access, doors to three bedrooms and the bathroom.

BATHROOM/W.C.
6'5" x 5'5" (1.96m x 1.67m)
Low flush w.c., wash basin and panelled bath with mixer shower over, rain water head and separate attachment. Recess LED ceiling spotlights, UPVC double glazed frosted window to the rear, wood effect floor and heated chrome towel radiator.



BEDROOM ONE
8'1" x 9'8" up to built in wardrobes (2.48m x 2.95m up to built in wardrobes)
Built in wardrobes with sliding mirror doors to one side of the wall, UPVC double glazed window to the rear and radiator.

BEDROOM TWO
8'1" x 11'10" (2.47m x 3.62m)
UPVC double glazed window to the front, radiator and fitted wardrobes with sliding doors to the one side of the wall.

BEDROOM THREE
8'0" x 3'4" (min) x 6'5" (max) (2.46m x 1.03m (min) x 1.96m (max))
UPVC double glazed window to the front, radiator and door to the airing cupboard.

OUTSIDE
There is a low maintenance garden to the immediate front with parking to the front for two vehicles, lawned garden to the rear incorporating flagged path and lawned garden to the side incorporating large timber decked patio area, ideal for entertaining with views to the front.

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

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.