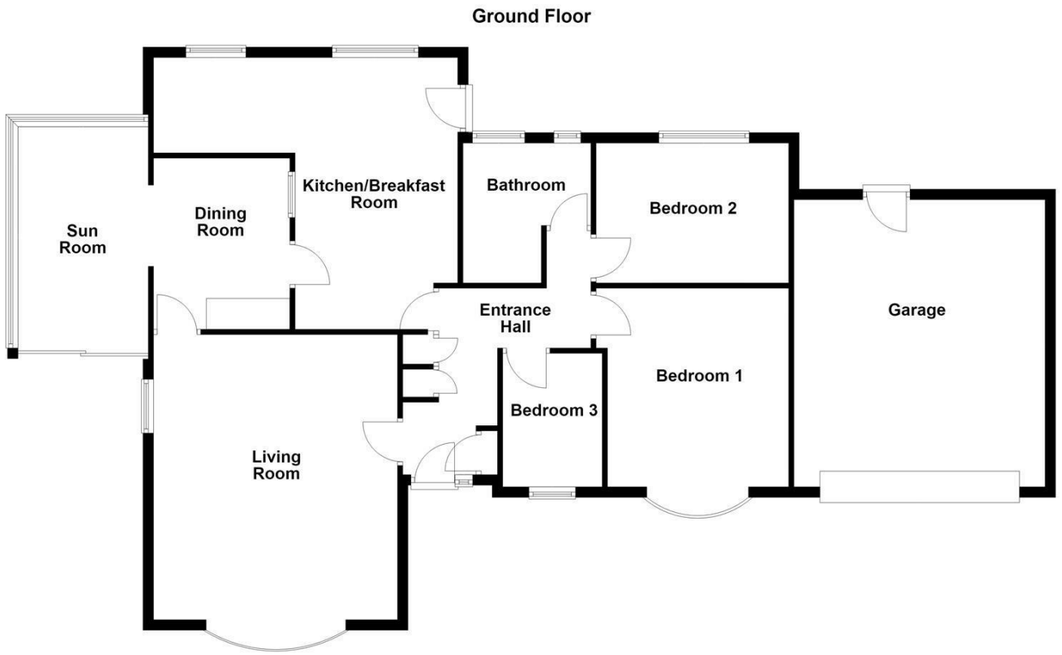
Richard Kendall Estate Agent

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# 11 Robin Hill, Batley, WF17 0QP

## For Sale Freehold £465,000

Nestled within a sought after cul de sac is this deceptively spacious three bedroom detached true bungalow. Occupying a particularly generous plot, the property offers well proportioned accommodation throughout, ample off road parking, attractive gardens and patio areas enjoying far reaching rural views. A substantial area of land to the side also offers exciting potential for extension or further development, subject to the necessary planning consents.

The accommodation briefly comprises a spacious entrance hall with loft access and three useful storage cupboards, together with doors leading to the living room, kitchen breakfast room, three well proportioned bedrooms and the family bathroom. The living room flows through to a separate dining room, which in turn provides access to both the kitchen breakfast room and sun room. The sun room opens directly onto a side patio, whilst the kitchen provides access to the rear garden. Externally, a block paved driveway provides ample off road parking for several vehicles and leads to the double garage, which benefits from an electric roller door, power and lighting. The remainder of the front garden is predominantly laid to lawn with established shrub and flower borders. The generous gardens extend around the side of the property, where a raised paved patio provides an excellent setting for outdoor dining and entertaining whilst taking advantage of the far reaching countryside views. A substantial wood chipped area offers further potential as a possible building plot or space to extend the existing property, subject to the necessary planning consents. To the rear is a further lawned garden with mature borders and additional patio space, fully enclosed by timber fencing.

Batley is a convenient location for a range of buyers, with local shops, schools and well regarded public houses within easy reach. A wider range of amenities can be found in nearby Dewsbury, Morley, Wakefield and Leeds. Regular bus services operate locally, whilst Batley railway station provides connections further afield. The M62 motorway network is also only a short drive away, making the property particularly convenient for commuters.

Offering generous accommodation, extensive gardens, impressive views and exciting potential, an early viewing is highly recommended to fully appreciate everything this individual bungalow has to offer.




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
Frosted UPVC double glazed front entrance door leading into the entrance hall. Access to three useful storage cupboards, coving to the ceiling, dado rail, central heating radiator and loft access. Doors provide access to bedrooms one, two and three, the house bathroom, living room and kitchen breakfast room.

### BEDROOM ONE
12'0" x 12'1" (3.66m x 3.70m)
UPVC double glazed bow window overlooking the front elevation, coving and spotlights to the ceiling, central heating radiator and a range of fitted wardrobes with sliding mirrored doors.



### BEDROOM TWO
8'10" x 12'1" (2.70m x 3.70m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, ceiling rose and central heating radiator.

### BEDROOM THREE
6'1" x 9'0" (1.86m x 2.75m)
Spotlights and coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted storage units.

### BATHROOM/W.C.
8'0" x 7'4" (2.45m x 2.26m)
Fitted with a concealed cistern low flush W.C., wash basin with mixer tap set within a vanity unit with storage below and panelled bath with mixer tap, shower attachment and glazed shower screen. Fully tiled walls. Two frosted UPVC double glazed windows overlooking the rear elevation, column central heating radiator, spotlights to the ceiling and extractor fan.



### KITCHEN BREAKFAST ROOM
17'0" x 19'0" (5.20m x 5.80m)
Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Central island with base units and breakfast bar, four ring gas hob with partial stainless steel splashback and extractor hood above, integrated electric oven, integrated dishwasher, integrated washing machine, integrated tumble dryer and integrated full height fridge. Two UPVC double glazed windows overlooking the rear elevation, UPVC double glazed doors leading out to the rear, timber framed single glazed internal window overlooking the dining room, central heating radiator, coving and spotlights to the ceiling. Door providing access to the dining room.

### DINING ROOM
8'10" x 10'9" (2.70m x 3.28m)
Coving and spotlights to the ceiling, central heating radiator, opening through to the sun room and door providing access to the living room.

### SUN ROOM
8'1" x 13'7" (2.47m x 4.15m)
Spotlights to the ceiling, central heating radiator and surrounded by UPVC double glazed windows. UPVC double glazed sliding doors provide access to the side garden, with far reaching rural views towards Emley Moor.



### LIVING ROOM
17'10" x 15'10" (5.45m x 4.85m)
UPVC double glazed window to the side elevation and UPVC double glazed bow window overlooking the front. Coving to the ceiling, ceiling rose, central heating radiator and feature multi fuel burning stove set on a limestone hearth with tiled surround and limestone mantle.



### OUTSIDE
To the front of the property is a generous block paved driveway providing ample off road parking for several vehicles and leading to the garage accommodation. A wrought iron pedestrian gate opens onto the remainder of the front garden, which is predominantly laid to lawn with mature shrubs and flowers and a paved pathway leading to the front entrance. Continuing around the side of the property is a further lawned garden with established planting and a raised paved patio area, ideal for outdoor dining and entertaining while enjoying far reaching rural views towards Emley Moor. There is also a sunken pond providing an attractive water feature. A substantial woodchip area provides additional versatile outdoor space, suitable for children and pets, or potentially offering scope for further development subject to the necessary consents. To the rear is a raised lawned garden with mature shrubbery, together with a paved patio area ideal for outdoor seating and entertaining and space for a garden shed.

The garden is fully enclosed by timber fencing, making it ideal for both children and pets.





### DOUBLE GARAGE
15'8" x 17'2" (4.80m x 5.25m)
Electric roller door, power and lighting, together with a frosted UPVC double glazed rear access door.

### 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.