



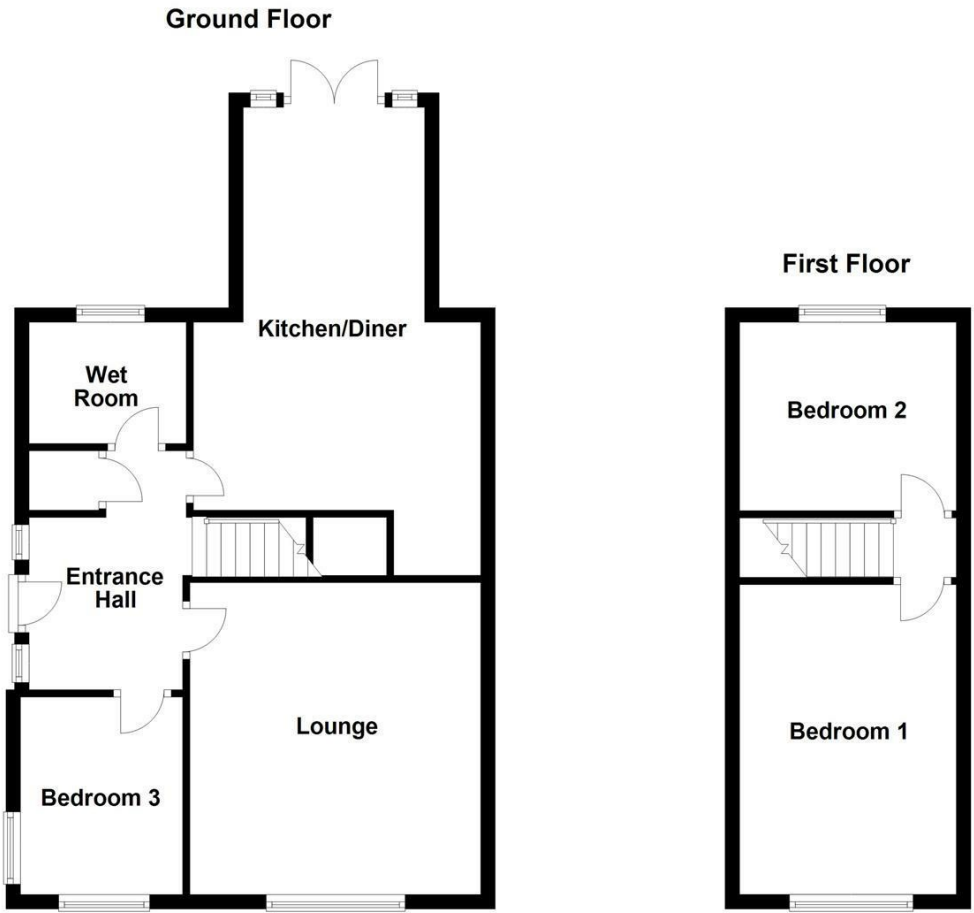
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



1 Woodburn Avenue, Earlsheaton, Dewsbury, WF12 8LJ
For Sale Freehold Guide Price £220,000 - £230,000

Superbly appointed throughout and deceptive from the main roadside is this well appointed, spacious and extended three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, extended modern fitted kitchen diner, bedroom three/sitting room, contemporary wet room/w.c., first floor landing and two double bedrooms. There is a low maintenance front buffer garden with a gated access tarmac driveway at the side providing off road parking and leading to the detached concrete sectional garage, whilst to the rear there is an attractive flagged garden to the rear.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and good walking routes.

Simply a fantastic home, which is ideal for the growing family or even those looking to downsize and an early viewing comes highly recommended to fully appreciate and avoid disappointment.

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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

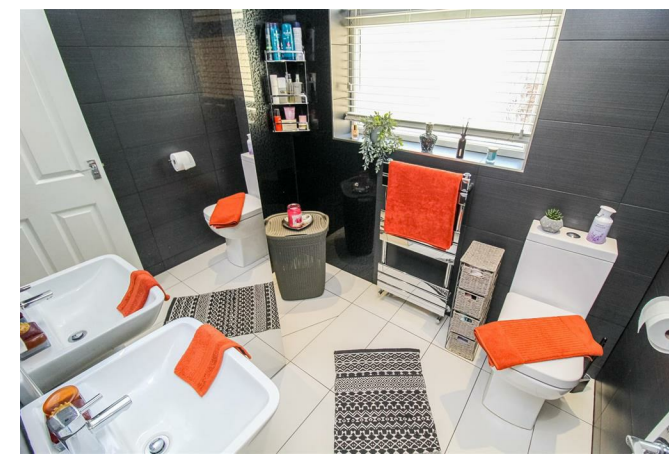
*your home may be repossessed if you do not keep up repayments on your mortgage

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 side entrance door, laminate flooring, radiator, coving to the ceiling, doors to the lounge, wet room, storage cloaks, kitchen and bedroom three/sitting room, staircase to the first floor landing.

BEDROOM THREE/SITTING

10'9" x 7'4" [3.29m x 2.25m]

UPVC double glazed windows to the front and side, radiator, laminate flooring, door to the storage cupboard.

LOUNGE

13'1" x 14'4" [3.99m x 4.38m]

UPVC double glazed window to the front, radiator, coving to the ceiling, space for feature fire with marble back and hearth within a wooden surround, laminate flooring.



WET ROOM

5'11" x 7'2" [1.82m x 2.20m]

Low flush w.c., wash basin, walk in shower with mixer shower and shower attachment, recessed ceiling spotlights, part tiled walls, tiled floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear.

KITCHEN DINER

21'4" x 13'1" max x 8'11" min [6.51m x 3.99m max x 2.74m min]

A range of modern fitted wall and base units with granite work surface incorporating 1 1/2 stainless steel sink and drainer, integrated dishwasher, integrated combi microwave, integrated double oven and grill, five ring stainless steel gas hob with stainless steel back and filter hood over, granite upstands, tiled floor, door to understairs storage with plumbing for washing machine, integrated fridge, integrated freezer, pan drawers, radiator, UPVC double glazed French doors with windows to either side at the rear, recessed LED spotlights.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms.

BEDROOM ONE

14'2" x 10'0" [4.33m x 3.05m]

UPVC double glazed window to the front, radiator, coving to the ceiling, fitted wardrobes to two walls, bedside cabinets.

BEDROOM TWO

9'3" x 10'0" [2.84m x 3.05m]

UPVC double glazed window to the rear, radiator, coving to the ceiling.

OUTSIDE

At the rear there is an attractive low maintenance stone flagged garden with pebbled borders. Gated access to a tarmac driveway at the side provides off road parking and leads to the concrete sectional detached garage with up and over door. To the front there is a low maintenance pebbled garden.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.