



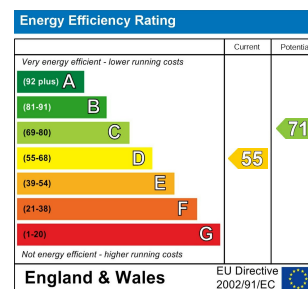
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## Southburn Long Lane, Earlsheaton, Dewsbury, WF12 8LG

For Sale Freehold £425,000

A fantastic opportunity to purchase this three bedroom link-detached house benefitting from well proportioned accommodation, ample off road parking and generous sized well tended rear gardens.

The property briefly comprises of the entrance hall, shower room/w.c, pantry cupboard, kitchen, sitting/dining room, sun room and inner hallway leading to the living room. Stairs lead down to the lower ground floor providing access to two storage rooms and utility with access to the double garage. The first floor landing leads to three bedrooms (bedroom one with two walk in wardrobes) and the house bathroom/w.c. Outside to the front is a large sweeping driveway providing off road parking, double garage and a paved off road parking space. There is shared vehicular access with the neighbouring property. To the rear is a generously proportioned well maintained garden comprising large paved patio area, perfect for al fresco dining with a timber decked elevated patio overlooking the attractive lawned garden. Steps lead down to a feature pond and paved seating area. The main garden opens up into an L-shaped attractive lawn with large summerhouse and a small timber door provides access into a timber shed. A pebbled pathway leads to a large glass greenhouse with pebbled seating area in front. The rear garden is enclosed by timber panelled surround fences with a timber gate providing access to the pathway behind the property.

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

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\*

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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

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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, inset spotlights to the ceiling and doors providing access to the downstairs shower room, pantry cupboard, sun room and kitchen.

##### SHOWER ROOM/W.C.

48' x 86" (1.44m x 2.60m)  
Three piece suite comprising enclosed shower cubicle with electric shower, pedestal wash basin with mixer tap and low flush w.c. Chrome ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the front elevation.



##### PANTRY CUPBOARD

67' x 410" (1.87m x 1.49m)  
Range of wall and base units with laminate work surface over and light within.

##### KITCHEN

131' x 1411" (3.99m x 4.56m)  
Range of wall and base high gloss units with laminate work surface over and tiled splash back. Ceramic sink and drainer with chrome swan neck mixer tap, integrated dishwasher, integrated wine rack, central island, integrated double oven and grill with separate ring induction hob and cooker hood over. Space for a fridge/freezer, ornate coving to the ceiling, detailed ceiling rose, UPVC double glazed window overlooking the front aspect, contemporary radiator and laminate flooring. Feature archway providing access into the sitting/dining room and door to the inner hallway.

##### SITTING/DINING ROOM

86' x 264" (2.61m x 8.03m)  
UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear, old style black radiator, double timber French doors to the sun room and further set of double timber doors to living room.



##### SUN ROOM

710' (min) x 87" (max) x 20'6" (2.41m (min) x 2.64m (max) x 6.27m)  
UPVC double glazed windows, ceiling fan and set of UPVC double glazed French doors to the rear garden.



##### INNER HALLWAY

UPVC double glazed window overlooking the front aspect and door providing access to a staircase leading to the lower ground floor and door to the living room. Staircase leading to the first floor landing.

##### LIVING ROOM

12'9" x 15'2" (3.91m x 4.64m)  
Ornate coving to the ceiling, detailed ceiling rose, dado rail, UPVC double glazed window overlooking the side aspect, contemporary radiator and wall mouldings. Cast iron multi fuel fire inset onto a slate hearth with solid wooden mantle. Double timber French doors leading into the sitting/dining room.



##### LOWER GROUND FLOOR

Sliding door to a storage room with doors to a storage room and utility room.

##### STORAGE

9'6" x 5'4" (2.90m x 1.64m)  
Laminate work surface, light within and timber single glazed frosted window to the garage.

##### STORAGE

91" (min) x 47" (max) x 5'11" (2.79m (min) x 1.41m (max) x 1.81m)  
Light within and Yorkshire stone flagged floor.

##### UTILITY

8'11" x 12'7" (2.72m x 3.86m)  
Range of high gloss base units with laminate work surface over, space and plumbing for a washing machine and wall mounted combi condensing boiler. Light and power within. Door providing access into the double garage.

##### DOUBLE GARAGE

13'4" x 30'0" (max) x 18'1" (min) (4.07m x 9.15m (max) x 5.53m (min))  
Manual up and over door, power and light. UPVC double glazed rear entrance door providing access to the rear garden.

##### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window overlooking the front elevation and contemporary radiator.

##### BATHROOM/W.C.

12'7" x 5'0" (3.86m x 1.54m)  
Three piece suite comprising freestanding bath with mixer tap and pull out chrome shower attachment, low flush w.c. and glass circular vanity wash basin built into a solid wooden work surface with chrome waterfall mixer tap. Vanity mirror, UPVC double glazed frosted window overlooking the side elevation, inset spotlights to the ceiling and chrome ladder style radiator.

##### BEDROOM ONE

12'11" x 11'7" (3.96m x 3.55m)  
UPVC double glazed window overlooking the stunning valley views to the rear, inset spotlights to the ceiling and doors providing access to two wardrobe in wardrobes with rails and loft access.



##### BEDROOM TWO

12'8" x 9'6" (3.87m x 2.91m)  
UPVC double glazed window overlooking the stunning valley views to the rear, loft access and central heating radiator.

##### BEDROOM THREE

11'0" x 8'4" (3.37m x 2.56m)  
UPVC double glazed window overlooking the stunning valley views to the rear and central heating radiator.

##### OUTSIDE

To the front of the property is a large sweeping tarmac driveway providing off road parking with mature trees bordering leading to the double garage and a paved off road parking space. There is shared vehicular access with the neighbouring property. To the rear is a large paved patio area, perfect for entertaining and dining purposes with a timber decked elevated patio overlooking the well maintained lawned garden. The garden is split into two sections: one with feature pond, paved seating area with low chip edges and mature trees and bushes bordering. The main garden opens up into an L-shaped attractive lawn with large summerhouse and a small timber door provides access into a timber shed. A pebbled pathway leads to a large glass greenhouse with pebbled seating area in front. The rear garden is enclosed by timber panelled surround fences with a timber gate providing access to the pathway behind the property.



##### SUMMERHOUSE

15'9" x 20'0" (4.82m x 6.10m)  
Timber double doors, power and light and pitch ceiling.

##### COUNCIL TAX BAND

The council tax band for this property is F.

##### 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.

##### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.