

WAKEFIELD

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## Kenroyd Ossett Lane, Earlsheaton, Dewsbury, WF12 8LS

### For Sale Freehold Starting Bid £195,000

For sale by Modern Method of Auction; Starting Bid Price £205,000 plus reservation fee. Subject to an undisclosed reserve price.

A superbly extended semi-detached family home, offering three bedrooms, two reception rooms, and an L-shaped breakfast kitchen/utility. Boasting ample off street parking, a detached garage, and a generous landscaped garden, this property is an excellent opportunity for growing families, and an early viewing is strongly recommended.

The accommodation briefly comprises an entrance porch leading to an inner hallway, spacious living room, dining/sitting room, utility area, and open plan kitchen/breakfast room. The first floor landing provides access to three well proportioned bedrooms and a contemporary house bathroom/shower room. Externally, the front garden is lawned with planted borders, and a driveway to the side provides ample off street parking and access to the detached single garage. The rear garden is thoughtfully landscaped, featuring paved seating areas, lawn sections, planted borders, a greenhouse, and a large timber summerhouse.

Conveniently located for local amenities, schools, bus routes, and with easy access to the motorway network, this property offers an ideal family home in a sought after location.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

#### IMPORTANT NOTE TO PURCHASERS

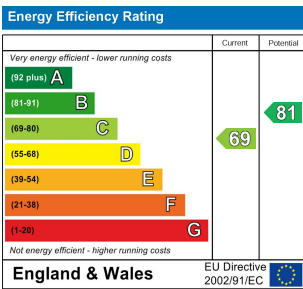
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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 PORCH

UPVC double glazed front entrance door, UPVC double glazed windows to three sides and UPVC double glazed door to the entrance hall.

##### ENTRANCE HALL

Staircase to the first floor landing, coving to the ceiling, central heating radiator with cover and doors to the living room and kitchen.

##### LIVING ROOM

11'10" x 11'3" [3.61 x 3.44]

UPVC double glazed bay window to the front elevation, ceiling rose and coving, dado rail, central heating radiator with cover and a living flame gas fire on a marble hearth with wooden surround.



##### DINING/SITTING ROOM

11'11" x 11'2" [3.64 x 3.42]

Ceiling rose and coving, central heating radiator with cover and a cast iron multi fuel burning stove on a tiled hearth with tiled interior and wooden surround. Feature archway leading to the kitchen breakfast room and feature archway into the utility section of the kitchen.

##### KITCHEN/BREAKFAST ROOM

15'10" x 8'7" [4.84 x 2.62]

The kitchen area is fitted with a range of white fronted wall and base units with laminate work surface and tiled splash back. Integrated oven, four ring stainless steel gas hob with canopy

hood over, space for an under counter fridge, stainless steel sink and drainer, breakfast bar seating area, tile effect laminate flooring, dado rail, coving to the ceiling, spotlights, UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio doors to the garden and UPVC double glazed side entrance door. Open through to the further kitchen/utility area.



##### UTILITY/KITCHEN

10'10" x 5'4" [3.31 x 1.64]

Matching wall and base units with laminate work surface and tiled splash back, space for two under counter appliances with plumbing for a washing machine, space for a tall fridge/freezer, tile effect laminate flooring, central heating radiator with cover, coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed window to the side elevation, understairs storage cupboard/pantry and open to the kitchen breakfast room at the rear.

##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, loft access hatch and doors to three bedrooms and shower room/w.c.

##### BEDROOM ONE

12'0" x 8'7" plus wardrobes [3.66 x 2.63 plus wardrobes]

Fitted wardrobes with storage cupboards over, coving to the ceiling, ceiling fan, laminate flooring and opening to the bedroom area.



##### DRESSING AREA

12'0" x 8'7" plus wardrobes [3.66 x 2.63 plus wardrobes]

Fitted wardrobes with storage cupboards over, coving to the ceiling, laminate flooring and opening to the bedroom area.

##### EN SUITE BATHROOM/W.C.

8'7" x 4'7" [2.64 x 1.4]

Panelled corner bath and low flush w.c. Part tiled walls, dado rail, UPVC double glazed frosted window to the rear elevation and extractor vent. UPVC cladding with chrome strips to the ceiling, wall mounted extractor fan and an opening to the main shower room/w.c.



##### BEDROOM TWO

11'10" x 11'0" [3.61 x 3.37]

UPVC double glazed window to the front elevation, central heating radiator and cupboard housing the combination condensing boiler.

##### BEDROOM THREE

6'10" x 5'6" [2.09 x 1.7]

UPVC double glazed window to the front elevation and central heating radiator.

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

7'11" x 5'8" [2.42 x 1.74]

Walk-in shower with glass screen and thermostatic shower, large vanity unit with wash basin and chrome mixer tap, chrome ladder style towel radiator, UPVC double glazed frosted window to the side elevation, part tiled walls and feature archway leading into the en suite bathroom.



##### OUTSIDE

There is a raised lawned garden to the front with planted border and a tarmacadam driveway to the side providing ample off street parking, which in turn leads to a detached single garage with up and over door, double timber doors to the side, UPVC double glazed windows to the rear, power (including a double outside socket on the first patio area), and lighting. The rear garden is landscaped with an initial paved seating area, lawn section with planted borders, central paved seating area with summer house, greenhouse, large timber summerhouse, a second paved patio area with an upstanding Victorian style light, two up and down chrome wall lights, and a second attractive lawned garden with planted borders on all sides. Additional features include a water point connection beneath the kitchen window, a motion sensitive light on the rear elevation of the house and a wood shed located behind the garage. The garden is fully enclosed by fencing on all three sides.



##### 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.

##### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.