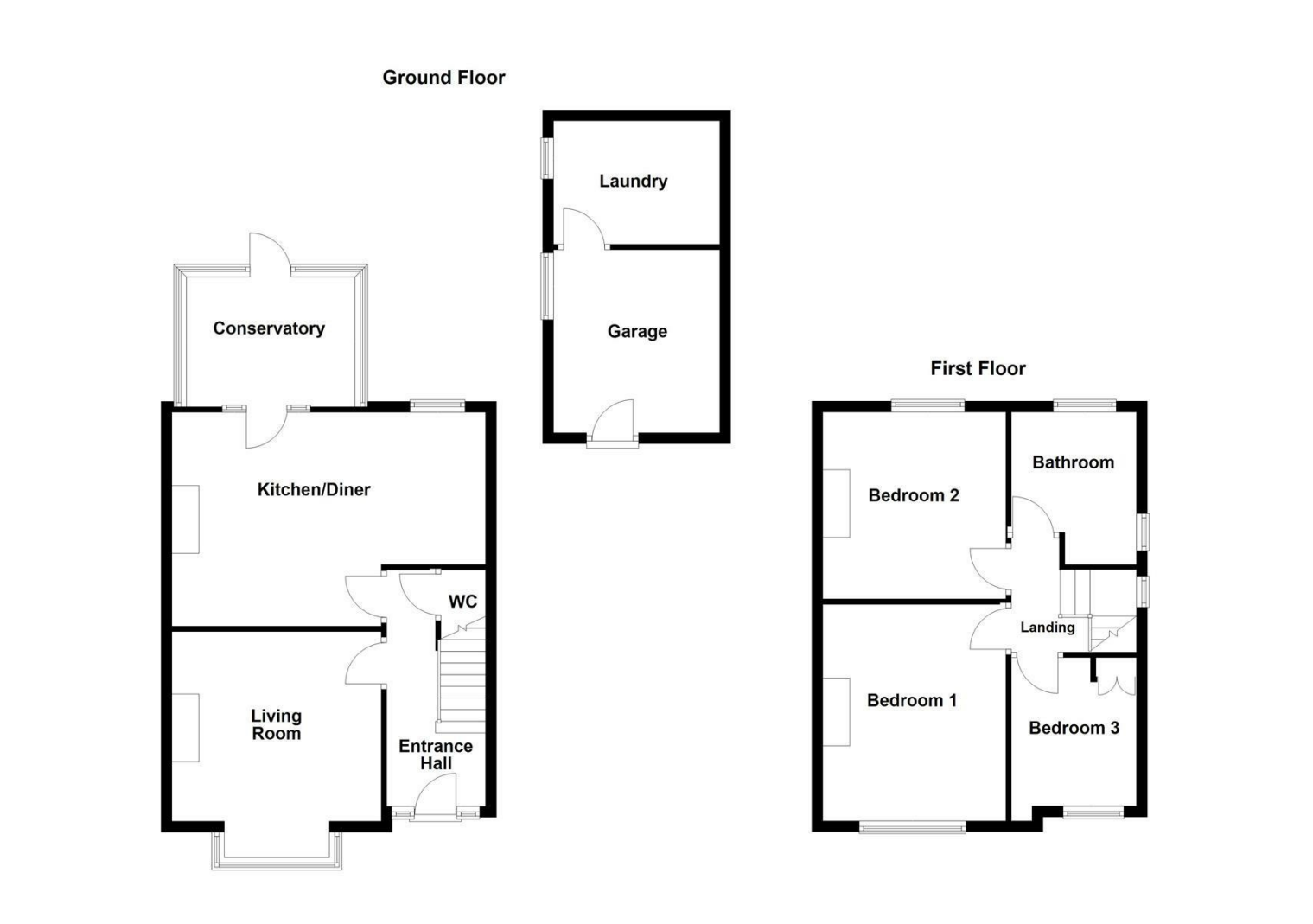




IMPORTANT NOTE TO PURCHASERS

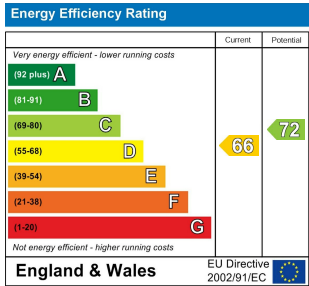
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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12 Heaton Avenue, Earlsheaton, Dewsbury, WF12 8AQ

For Sale Freehold £285,000

Situated between Dewsbury and Ossett, this charming and well presented 1920s three bedroom detached home offers a wonderful blend of period character and modern living. Boasting three generously sized bedrooms, spacious reception areas, ample off road parking, and a private enclosed rear garden, this is a property that will appeal to a wide range of buyers and is certainly not one to be missed.

The accommodation briefly comprises a welcoming entrance hall with stairs to the first floor landing and access to the living room, downstairs w.c., and the open plan kitchen/diner, which in turn opens into the conservatory overlooking the rear garden. To the first floor, the landing provides access to the loft, as well as three well proportioned bedrooms and the modern family bathroom. Externally, the property enjoys a low maintenance front garden with a concrete driveway providing ample parking for several vehicles, enclosed by brick walling. The driveway extends to the detached garage, which benefits from power, lighting, and an adjoining utility/laundry room. To the rear, there is a generous, low maintenance garden, predominantly paved to provide an ideal space for outdoor dining and entertaining, complemented by mature shrubs and secure timber fencing, making it perfect for families with pets or children.

The location is ideal for the growing family, with local shops and schools within walking distance and a broader range of amenities available in nearby Dewsbury, Ossett, and Wakefield. Excellent public transport links include local bus routes and Dewsbury train station, offering direct connections to major cities, while both the M1 and M62 motorways are within easy reach for those commuting further afield.

This is a delightful family home offering space, character, and convenience in equal measure. An early viewing is highly recommended to fully appreciate the quality and potential of this charming property.



ACCOMMODATION

ENTRANCE HALL

Frosted and stained glass UPVC double glazed door leads into the entrance hall. Stairs provide access to the first floor landing with understairs storage and doors leading to the downstairs w.c., living room and kitchen diner. Central heating radiator, picture rail, coving to the ceiling and dado rail.

W.C.

4'7" x 2'7" [1.4m x 0.81m]

Low flush w.c. and wall mounted wash basin with mixer tap and partial tiling throughout.

LIVING ROOM

13'6" x 12'7" (max) x 5'10" (min) [4.12m x 3.84m (max) x 1.78m (min)]

Central heating radiator, UPVC double glazed box bay window to the front with partial stained glass and window seat. Coving to the ceiling, ceiling rose, and a gas fireplace with marble hearth, surround and wooden mantle.



KITCHEN/DINER

12'11" x 18'11" (max) x 10'11" (min) [3.96m x 5.78m (max) x 3.35m (min)]

Spotlighting, UPVC double glazed window to the rear, and UPVC double glazed doors leading to the conservatory. Central heating radiator and a range of modern wall and base units with laminate worksurface over. A stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood above, integrated double oven, integrated dishwasher and integrated fridge freezer.



CONSERVATORY

7'10" x 10'4" [2.4m x 3.17m]

Surrounded by UPVC double glazed windows and a UPVC double glazed door leading out to the rear garden. Central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, dado rail, loft access, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'2" x 11'1" (max) x 10'0" (min) [4.03m x 3.4m (max) x 3.07m (min)]

UPVC double glazed window to the front with partial stained glass and frosted detail, coving to the ceiling, central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO

11'5" x 11'1" (max) x 9'11" (min) [3.5m x 3.4m (max) x 3.03m (min)]

UPVC double glazed window to the rear, central heating radiator and fitted shelving in the chimney alcove.



BEDROOM THREE

7'5" x 9'10" (max) x 6'8" (min) [2.27m x 3.0m (max) x 2.04m (min)]

UPVC double glazed window to the front, partially stained glass and frosted, central heating radiator and bulkhead with fitted storage cupboard over.



BATHROOM/W.C.

9'3" x 7'4" (max) x 4'5" (min) [2.83m x 2.25m (max) x 1.37m (min)]

Two frosted UPVC double-glazed windows (one to the side and one to the rear). Spotlighting to the ceiling, chrome heated towel radiator, low flush w.c., storage vanity unit with mixer tap, panelled bath with mixer tap and shower head attachment and separate shower cubicle with electric shower and glass screen. Full tiling throughout and fitted storage.



GARAGE

10'0" x 11'3" [3.07m x 3.43m]

Garage door providing access, power and light and timber framed single pane window to the side. Door through to the utility/laundry room.

UTILITY/LAUNDRY ROOM

7'7" x 8'11" [2.32m x 2.73m]

UPVC double glazed window to the side and a range of modern wall and base units with laminate worksurface over. Stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer and under counter space for fridge/freezers.

OUTSIDE

To the front, a concrete driveway provides off road parking for several vehicles and leads down the side of the property to the front entrance. To the rear, there is a single attached garage with separate utility/laundry area. The rear garden is designed for low maintenance, incorporating a paved patio area ideal for outdoor dining and entertaining, with mature shrubs throughout. The garden is fully enclosed by fencing, making it ideal for pets and children.



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.