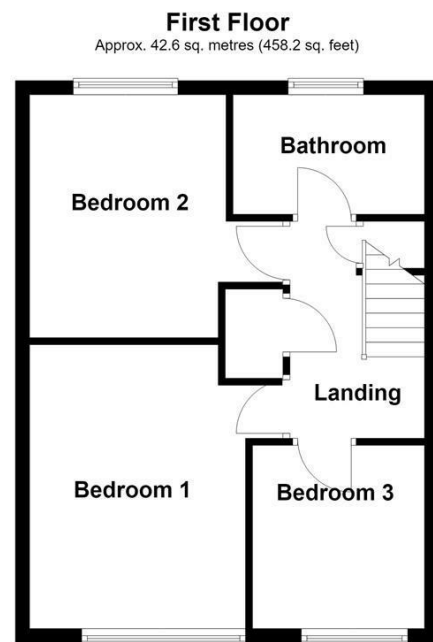
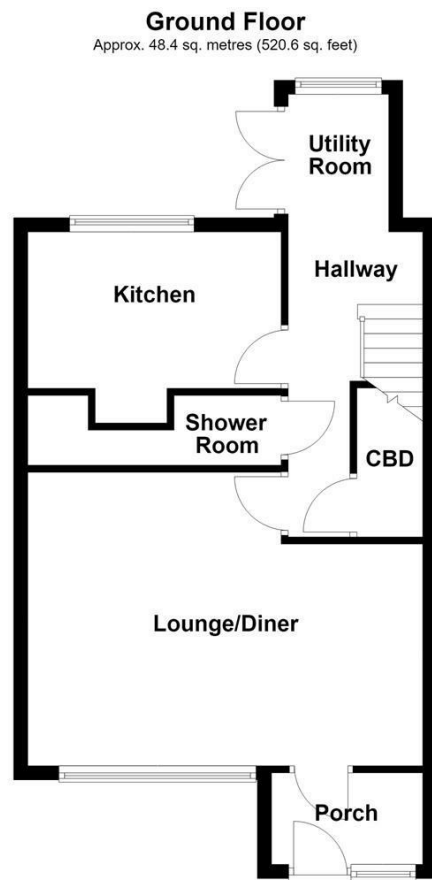
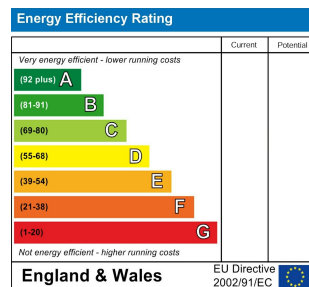




Total area: approx. 90.9 sq. metres (978.8 sq. feet)



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.



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15 Town Green, Earlsheaton, Dewsbury, WF12 8BW

For Sale Freehold Offers Over £170,000

A superb opportunity to purchase this well presented three bedroom end terrace home, finished to a modern standard throughout and offering spacious, well planned accommodation.

The property is entered through a welcoming hallway with useful understairs storage and fitted shelving with lighting. From here, there is access to the contemporary kitchen, a separate utility room and the spacious lounge diner, which is positioned to the front of the property and also provides access to the entrance porch. To the first floor, the landing leads to three double bedrooms, all benefiting from fitted wardrobes, together with a modern three piece bathroom. A useful storage cupboard is positioned over the staircase and houses the combination boiler. Outside, a concrete pathway leads to the front entrance porch, with an attractive lawned garden positioned in front of the property. To the rear, there is a low maintenance paved patio, ideal for outdoor dining and entertaining, together with a timber decked seating area. A timber store provides useful external storage, while a further gate leads to the double concrete driveway, which provides off road parking for two vehicles. The rear garden is fully enclosed by solid boundary walls and timber fencing. External features include lighting, a water connection and a double outdoor power socket positioned by the decked seating area.

The property is conveniently located close to local amenities, schools and regular bus routes to Dewsbury town centre and Wakefield city centre. The M1 and M62 motorway networks are also within easy reach, making this an ideal choice for commuters.

Only a full internal inspection will reveal the quality and space this home has to offer, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

A UPVC double glazed entrance door leads into the porch, which has a UPVC double glazed window to the front aspect, inset spotlights to the ceiling and a fully tiled marble effect floor. A timber door leads into the lounge diner.

LOUNGE DINER

18'6" x 13'8" (max) x 10'4" (min) [5.66m x 4.17m (max) x 3.16m (min)]
The lounge diner has coving to the ceiling, a UPVC double glazed window overlooking the front aspect, two central heating radiators with covers and two wall lights. A timber door leads into the hallway.

HALLWAY

The hallway has doors providing access to the modern fitted kitchen, downstairs shower room and understairs storage cupboard. A staircase with handrail leads to the first floor landing. There is a central heating radiator, a fully tiled marble effect floor and inset spotlights to the ceiling. An archway opens into the utility room.

UNDERSTAIRS STORAGE CUPBOARD

The understairs storage cupboard has lighting, fixed shelving and a fully tiled marble effect floor.

DOWNSTAIRS SHOWER ROOM

11'9" x 3'3" (max) x 1'8" (min) [3.59m x 1.0m (max) x 0.51m (min)]
The shower room comprises a three piece suite including a wash basin with mixer tap set into high gloss vanity drawers with chrome handles, a low flush WC and a shower enclosure with mixer shower, chrome shower head and separate attachment. There is a chrome heated towel rail, fully tiled walls, a fully tiled floor, a clad ceiling, inset lighting and an extractor fan.

KITCHEN

11'9" x 7'2" [3.60m x 2.19m]
The modern kitchen is fitted with a range of high gloss wall and base units with laminate work surfaces over and marble effect tiled splashbacks. There is a fully tiled marble effect floor and a recessed area suitable for an American style fridge freezer. The kitchen includes an integrated twin oven and grill with an integrated microwave above, space for a freestanding oven, plumbing and drainage for a full size dishwasher and additional undercounter appliance space. A 1 1/2 bowl stainless steel sink and drainer has a mixer tap with swan neck. A UPVC double glazed window overlooks the rear garden. There are inset spotlights to the ceiling and a central heating radiator.



UTILITY ROOM

6'0" x 4'9" [1.85m x 1.45m]
The utility room is fitted with high gloss wall and base units with laminate work surfaces over. There is plumbing and drainage for a washing machine and space for a tumble dryer beneath the worktop. A UPVC double glazed window and UPVC double glazed French doors overlook and provide access to the rear garden. There are inset spotlights to the ceiling and a fully tiled marble effect floor.



FIRST FLOOR LANDING

The landing has a central heating radiator and loft access. Five doors provide access to three bedrooms, the modern house bathroom and a useful storage cupboard with fixed shelving.

BEDROOM ONE

11'9" x 11'10" (max) x 10'2" (min) [3.59m x 3.61m (max) x 3.12m (min)]
Bedroom one has a UPVC double glazed window overlooking the front elevation, a central heating radiator and a fitted double wardrobe with sliding doors.



BEDROOM TWO

9'0" x 11'10" (max) x 9'1" (min) [2.75m x 3.63m (max) x 2.78m (min)]
Bedroom two has a range of fitted wardrobes with high gloss doors, fitted drawers, a UPVC double glazed window overlooking the rear aspect and a central heating radiator.



BEDROOM THREE

8'9" x 8'0" [2.67m x 2.45m]
Bedroom three has a UPVC double glazed window overlooking the rear elevation, a central heating radiator, fitted wardrobes, fitted storage cupboards and fitted bedside drawers.

HOUSE BATHROOM

8'11" x 5'5" [2.72m x 1.67m]
The house bathroom comprises a three piece suite including a panelled bath with centrally positioned mixer tap and a separate electric shower over, a low flush WC with concealed cistern and a large wash basin with mixer tap set into high gloss vanity drawers. Downlights are built into the surround of the vanity mirror. There is a frosted UPVC double glazed window overlooking the rear elevation, a chrome heated towel rail, inset spotlights and a clad ceiling.



OUTSIDE

To the front of the property, there is a concrete pathway and a pleasant lawned garden. To the rear, there is a low maintenance paved garden with a planted border to the left-hand side and a recessed timber decked seating area with lighting. A timber door provides access to a useful garden store. The garden is enclosed by brick walls and timber fencing, with a timber gate providing access to the driveway. A double concrete driveway provides off road parking for two vehicles. There are also external lights and an outside water connection positioned to the rear of the property.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.