



WAKEFIELD  
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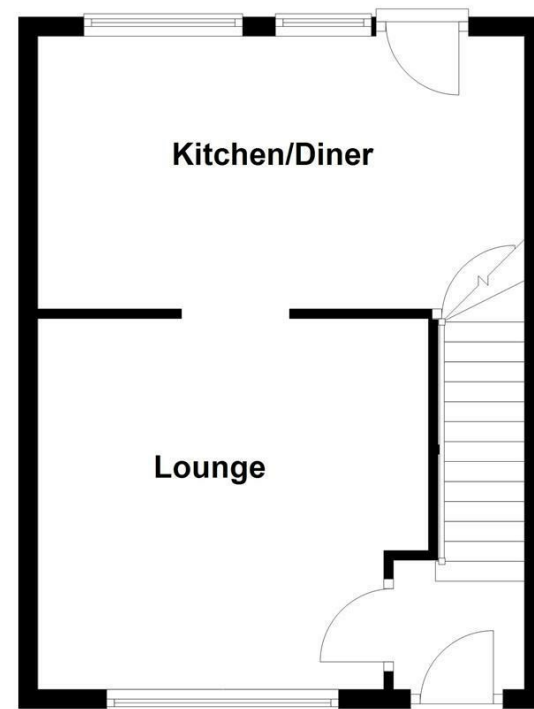
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01924 266 555

HORBURY  
01924 260 022

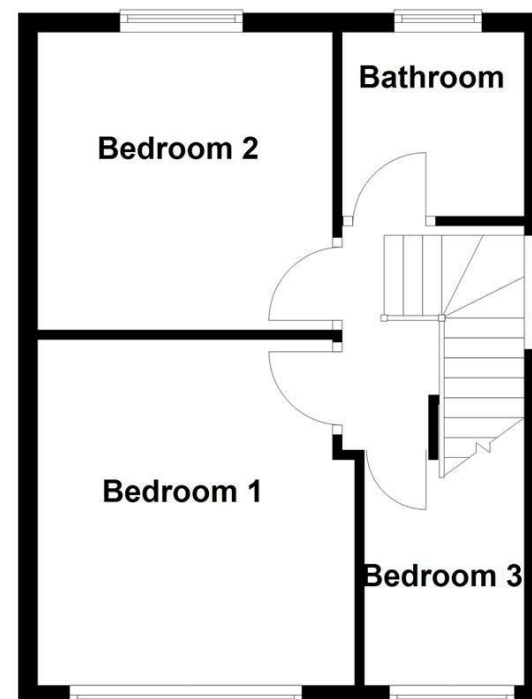
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 50 Woodburn Avenue, Earlsheaton, Dewsbury, WF12 8LJ

For Sale Freehold Guide Price £210,000

An attractive and recently modernised three bedroom semi detached home set in this popular residential area of Earlsheaton.

The accommodation is set over two floors and briefly comprises of the entrance hall, light and airy lounge and modern kitchen/diner. The first floor landing leads to three bedrooms and house bathroom. Externally the property boasts front and rear gardens with the rear garden being a good size and offering an excellent degree of privacy.

Set in a cul-de-sac location, the property is within easy reach of a good range of local amenities on offer and with excellent transport links on hand for those wishing to commute.

This property has been modernised and offers ready to move into accommodation, suitable for a range of buyers.

### 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,

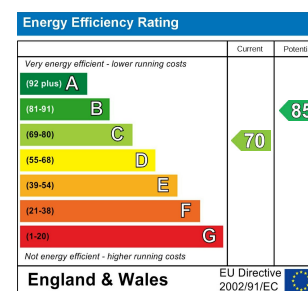
Pontefract & Castleford office 01977 798844

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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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor landing, modern central heating radiator and door to the lounge.

### LOUNGE

13'8" (max) x 12'6" (4.17m (max) x 3.82m)

UPVC double glazed window to the front, double central heating radiator, television point, coving to the ceiling, spotlights and an opening archway leading into the kitchen/diner.



### KITCHEN/DINER

9'3" x 17'2" (2.84m x 5.24m)

Range of gloss wall and base units with quartz work surface over incorporating inset stainless steel sink and drainer with quooker tap, space for a Rangemaster cooker, space for a larger style fridge/freezer and integrated full size dishwasher. UPVC double glazed windows and door to the rear, useful understairs storage cupboard, spotlights, wall mounted central heating radiator and quality herringbone effect style flooring.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to three bedrooms and house bathroom.

### BEDROOM ONE

10'5" x 12'4" (3.2m x 3.77m)

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



### BEDROOM TWO

10'0" x 9'4" (3.05m x 2.87m)

UPVC double glazed window to the rear and double central heating radiator.



### BEDROOM THREE

9'5" (max) x 5'11" (2.89m (max) x 1.82m)

UPVC double glazed window to the front, loft hatch providing loft access and double central heating radiator.



### BATHROOM/W.C.

6'7" x 5'11" (2.02m x 1.82m)

Three piece suite comprising bath with mains shower over, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear and spotlights.



### OUTSIDE

To the front is a lawned area with driveway leading down the side of the property to the detached single garage with up and over door. The rear garden is a good size and offers an excellent degree of privacy, predominantly laid to lawn with a storage shed surrounded by hedging and fencing.



### 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.

### 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.