



WAKEFIELD  
01924 291 294

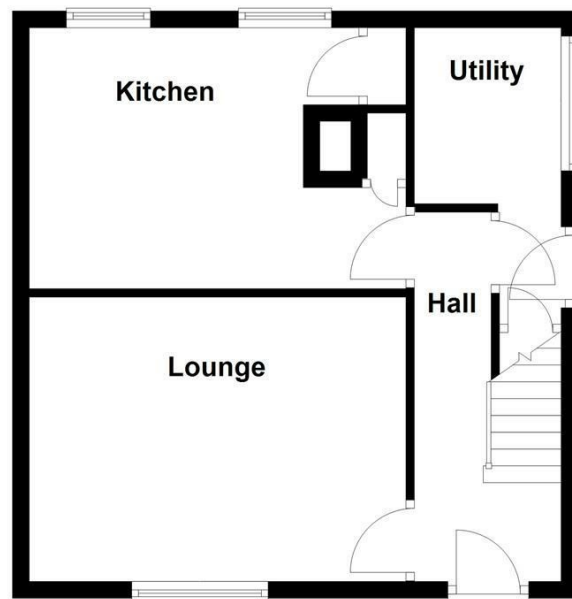
OSSETT  
01924 266 555

HORBURY  
01924 260 022

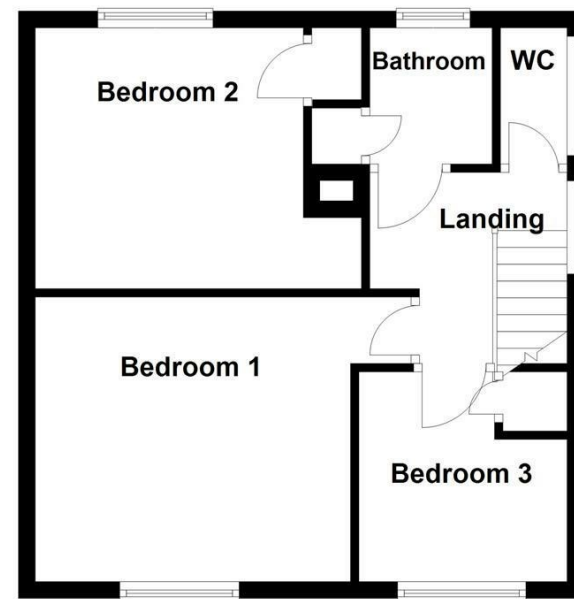
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 24 Princess Lane, Earlsheaton, Dewsbury, WF12 8HG

For Sale By Modern Method Of Auction Freehold Starting Bid £115,000

For sale by Modern Method of Auction; Starting Bid Price £115,000 plus reservation fee. Subject to an undisclosed reserve price.

This three bedroom semi detached property offers excellent potential and benefits from driveway parking, a garage and enclosed gardens to both the front and rear.

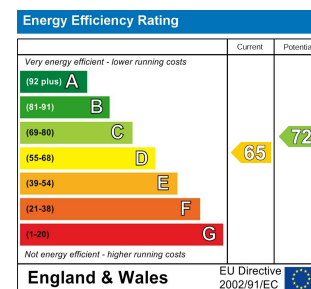
The accommodation briefly comprises an entrance hall, living room and kitchen with adjoining side utility area to the ground floor. To the first floor, the landing provides access to three bedrooms, a family bathroom and a separate WC.

Externally, the property features a driveway to the side providing off road parking and access to the garage, along with low maintenance gardens to the front and rear.

The property is well placed for local amenities, with both Ossett and Dewsbury within easy reach, offering a range of shops, schools and facilities. It also benefits from excellent transport links, including convenient access to the motorway network for commuters.

Requiring a degree of modernisation, this property presents a fantastic opportunity to create a lovely family home. Early viewing is highly recommended.

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



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door with frosted glazed side panel leading into the hallway. Central heating radiator, staircase to the first floor landing and access to the lounge, kitchen and storage cupboard.

### LOUNGE

14'8" x 11'1" [4.48m x 3.38m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with wooden surround.



### KITCHEN

14'9" x 10'2" [4.52m x 3.10m]

Two UPVC double glazed windows to the rear elevation, central heating radiator and feature electric fireplace. Fitted with a range of base units with laminate worktops, 1.5 sink and drainer with mixer tap, integrated gas hob and oven, space for a fridge freezer and washing machine. Built-in storage cupboard.

### UTILITY ROOM

5'8" x 6'7" [1.75m x 2.03m]

Frosted UPVC double glazed window to the side elevation, laminate worktop and plumbing for a washing machine and dryer. Understairs storage cupboard.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms, bathroom and separate W.C.

### BEDROOM ONE

12'4" x 11'1" [3.77m x 3.39m]

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



### BEDROOM TWO

12'9" x 10'2" [3.89m x 3.10m]

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



### BEDROOM THREE

8'2" x 8'2" [2.50m x 2.50m]

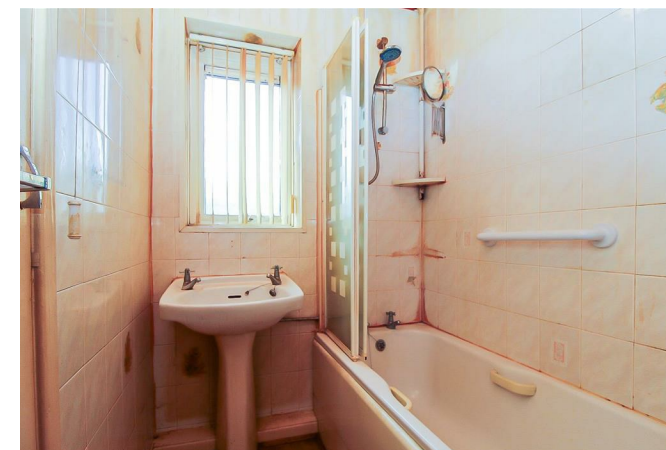
UPVC double glazed window to the front elevation, central heating radiator and storage cupboard over the stairs.



### BATHROOM

5'3" x 4'9" [1.62m x 1.46m]

Frosted UPVC double glazed window to the rear elevation, fitted with a two piece suite comprising panelled bath with wall mounted shower and wash basin.



### W.C.

2'7" x 5'3" [0.80m x 1.62m]

Frosted UPVC double glazed window to the side elevation and low flush W.C.

### OUTSIDE

To the front, there is a lawned garden with mature shrubs and a

driveway to the side providing ample off road parking, leading to an attached garage. To the rear, there is a low maintenance garden with pebbled areas, space for a shed or greenhouse and a patio seating area, all enclosed by 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.

### 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.