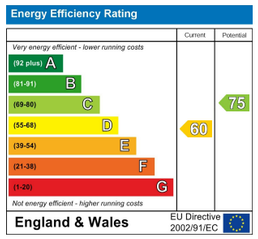
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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256 Wakefield Road, Earlsheaton, Dewsbury, WF12 8AH

For Sale Freehold £475,000

Presented to an exceptional standard throughout, this substantial manor house offers spacious and versatile accommodation arranged over three floors. Set within a generous plot, the property boasts beautifully landscaped gardens, a private driveway with electric sliding gate, and an integral garage.

The accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, providing access to a formal sitting/dining room, a separate living room, guest w.c., a well appointed kitchen, a separate utility room and an additional dining area. A staircase descends to a series of versatile cellar rooms offering extensive storage, with rear access to the integral garage. To the first floor, the landing leads to three well proportioned bedrooms, including a principal suite with a dedicated dressing room. A stylish family bathroom and a separate w.c. complete the upper level. Externally, the front garden features a central pathway flanked by manicured lawns, with a timber gate and side access to an additional lawned area and outdoor store. The rear of the property showcases a two tiered, paved patio ideal for entertaining, enclosed by secure fencing. The block paved driveway accommodates two vehicles and leads to the integral garage.

Conveniently located close to local amenities, schools, and transport links, the property enjoys easy access to Dewsbury, Wakefield, and the wider region via the nearby M1 and M62 motorways.

A full internal inspection is essential to fully appreciate the quality and scale of this outstanding home. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE
Solid wooden front entrance door, surrounded by timber stained glass sun light windows, detailed ceiling rose, ornate coving to the ceiling, picture rail, fully tiled floor and door leading into the entrance hall.

RECEPTION HALL
Detailed ceiling rose, ornate coving to the ceiling, central heating radiator, UPVC double glazed window to the side aspect dado rail, solid wooden parquet floor and doors leading to the sitting/dining room, living room, w.c., kitchen and dining room. Further door with staircase leading down to the cellar rooms on the lower ground floor. Solid wooden staircase leading to the first floor landing.

SITTING/DINING ROOM
13'10" (min) x 17'0" (max) x 15'5" (4.23m (min) x 5.20m (max) x 4.71m)
Ornate coving to the ceiling, picture rail, two central heating radiators, detailed ceiling rose and UPVC double glazed bay window overlooking the front aspect.

LIVING ROOM
13'10" (min) x 17'1" (max) x 14'5" (4.23m (min) x 5.21m (max) x 4.4m)
Ceiling rose, ornate coving to the ceiling, picture rail, two central heating radiators, living flame effect gas fire on a marble hearth with marble matching interior and decorative surround. UPVC double glazed window to the side aspect and UPVC double glazed bay window to the front aspect.

W.C.
2'6" x 5'9" (0.77m x 1.76m)
Solid wooden parquet floor, central heating radiator, pedestal wash basin with mixer tap, picture rail, ornate coving to the ceiling, UPVC double glazed frosted window to the side aspect and door to the separate w.c. with low flush w.c. and UPVC double glazed frosted window to the side.

KITCHEN
10'0" x 9'10" (3.07m x 3.01m)
Range of wall and base units with corian work surface over, 1 1/2 sink and drainer with swan neck mixer tap, integrated double oven and grill with four ring induction hob and extractor hood. Integrated fridge, large pan drawers, ornate coving to the ceiling, UPVC double glazed window overlooking the rear aspect, fully tiled floor, central heating radiator and doors to the dining room and utility room.

UTILITY
7'9" x 9'8" (2.38m x 2.96m)
Range of base units with corian work surface over, sink and drainer with swan neck mixer tap, integrated dishwasher, integrated washing machine and integrated freezer. UPVC double glazed window overlooking the side aspect, ornate coving to the ceiling, fully tiled floor, central heating radiator and door providing access to the rear garden.

DINING ROOM
13'10" x 13'10" (4.23m x 4.23m)
UPVC double glazed windows overlooking the rear aspect, ceiling rose, detailed ceiling rose, ornate coving to the ceiling, picture rail, central heating radiator, solid wooden parquet floor and gas fire on a tiled hearth with decorative interior and solid wooden surround.

LOWER GROUND FLOOR
An opening providing access to the first cellar room.

CELLAR ROOM ONE
14'0" (min) x 16'11" (max) x 15'6" (4.29m (min) x 5.17m (max) x 4.73m)
Original curing table, central island, fixed shelving, strip lighting, UPVC double glazed window to the side aspect and double doors providing access into the boiler cupboard. An opening providing access into the second cellar room.

CELLAR ROOM TWO
7'5" x 14'0" (2.26m x 4.27m)
Power, strip lighting, an opening into the third cellar room and door to a fourth cellar room.

CELLAR ROOM THREE
14'0" (min) x 17'0" (max) x 14'7" (4.28m (min) x 5.20m (max) x 4.46m)
Strip lighting and door to a further cellar room.

CELLAR ROOM FOUR
8'11" x 6'1" (2.72m x 1.86m)
Strip lighting, door providing access to a further storage area (1.72m x 1.72m) and an opening to the rear cellar room.

CELLAR ROOM FIVE
9'8" x 10'0" (2.95m x 3.05)
Door providing access into the integral garage.

INTEGRAL GARAGE
13'6" x 14'0" (min) x 17'2" (4.14m x 4.28m (min) x 5.24m)
Manual up and over door, strip lighting, power, stainless steel sink and drainer with mixer tap, an opening providing access into a storage section.

FIRST FLOOR LANDING
UPVC double glazed windows to either side, two central heating radiators, ornate coving to the ceiling, two detailed ceiling roses, picture rail, two built in storage cupboards and doors providing access to three bedrooms, dressing room, bathroom and w.c.

BEDROOM TWO
13'10" x 13'11" (4.24m x 4.26m)
Laminate flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobes, ornate coving to the ceiling, picture rail and ceramic sink with mixer tap and glass shelving.

BATHROOM
9'7" (max) x 6'5" (min) x 9'8" (2.94m (max) x 1.97m (min) x 2.97m)
Three piece suite comprising panelled bath with centralised mixer tap and pull out shower attachment, larger than average shower cubicle with rain shower attachment and vanity wash hand basin with chrome mixer tap. Two contemporary radiators, inset spotlights, UPVC double glazed frosted window overlooking the rear elevation and laminate flooring.

W.C.
2'9" x 5'5" (0.86m x 1.66m)
UPVC double glazed frosted window overlooking the side elevation, concealed cistern low flush w.c., laminate flooring and inset spotlights.

BEDROOM ONE
15'5" x 13'11" (4.71m x 4.25m)
UPVC double glazed windows overlooking the front elevation, ornate coving to the ceiling, central heating radiator, a range of fitted wardrobes with fitted drawers, fitted dressing table and a feature archway providing access into the dressing room.

DRESSING ROOM
8'1" x 10'8" (2.48m x 3.27m)
UPVC double glazed window overlooking the front elevation, ornate coving to the ceiling, picture rail, loft access, a range of fitted wardrobes, fitted drawers and fitted dressing table.

BEDROOM THREE
14'6" x 13'11" (4.42m x 4.25m)
UPVC double glazed windows to the front and side elevation, detailed ceiling rose, ornate coving to the ceiling, picture rail, dado rail and two central heating radiators.

OUTSIDE
To the front of the property a timber gate provides access down a central paved pathway with attractive lawned gardens, surrounded by solid walls and cast iron railings. To the right, a cast iron gate leads to the side garden with a paved pathway and timber door providing access to an outdoor store. There is an attractive lawned garden with solid brick built walls and timber fencing. To the rear is a two tiered paved patio area, perfect for entertaining and dining purposes, enclosed by timber fencing. An electric sliding gate provides access onto a block paved driveway providing off road parking for two vehicles leading to the integral single garage.

COUNCIL TAX BAND
The council tax band for this property is D.

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.