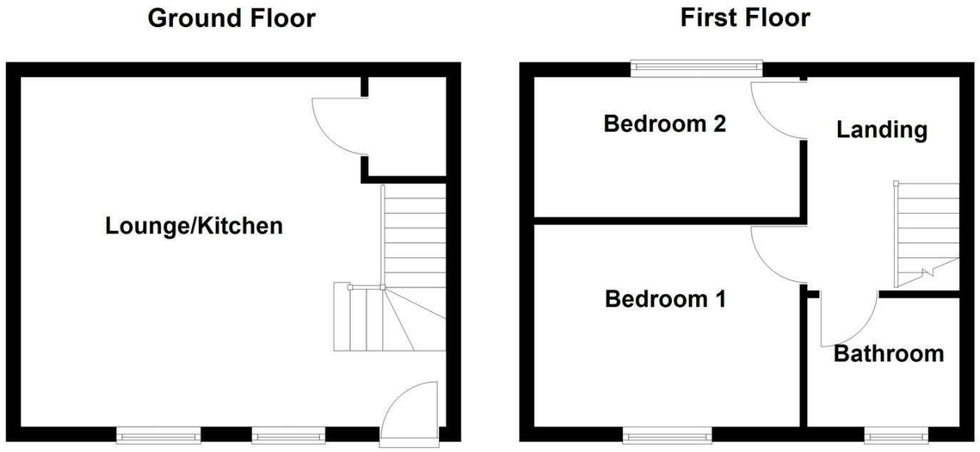
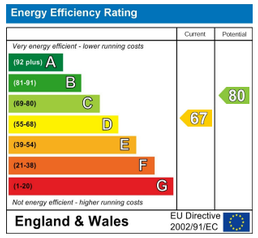
Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.

11 Park Road, Earlsheaton, Dewsbury, WF12 8BE

For Sale Freehold £175,000

This charming and characterful two bedroom cottage, situated in the highly sought after Earlsheaton area offered for sale with no chain. Blending traditional charm with modern comforts, the property offers an ideal opportunity for first time buyers or young families, featuring open plan living, a contemporary kitchen, and a stylish bathroom.

The accommodation briefly comprises a welcoming entrance porch leading into a spacious open plan kitchen and lounge, beautifully finished with integrated appliances and useful under stairs storage. A staircase rises to the first floor, where there are two bedrooms, the principal being a generous double and a modern three piece house bathroom. Externally, the property offers a low maintenance flagged and block paved driveway, enclosed by timber fencing to provide a sense of privacy and security.

This delightful home is ideally located close to local shops, schools, and amenities, while also offering excellent commuter links via the M1 motorway and easy access to picturesque countryside walks nearby.

An early viewing is highly recommended to fully appreciate the character, quality, and convenience this property has to offer.

ACCOMMODATION

LOUNGE/KITCHEN
15'7" x 18'11" (4.77m x 5.78m)

This impressive open plan room features a staircase to the first floor landing, double glazed UPVC windows to the front elevation and a central heating radiator. The space is finished with a combination of laminate and carpet flooring, complemented by original exposed beams that add a touch of character. The kitchen area is fitted with a modern range of wall and base units topped with wood style work surfaces and incorporates a stainless steel sink with mixer tap and drainer. There are a number of integrated appliances, including a Bosch four ring induction hob with extractor hood above, a built-in oven, washing machine and integrated fridge. The combination gas central heating boiler is neatly enclosed within a matching cupboard. In the lounge area, there is a feature fireplace with brick surround, ceiling spotlights and a useful understairs storage cupboard, creating a warm and practical living space ideal for relaxing or entertaining.

FIRST FLOOR LANDING
Carpeted flooring, beamed ceiling and central heating radiator with doors leading to both bedrooms and the house bathroom.

BEDROOM ONE
9'7" x 10'3" (2.93m x 3.13m)

A well presented main bedroom featuring fitted wardrobes, carpet flooring, double glazed UPVC window to the front elevation and a central heating radiator.

BEDROOM TWO
5'6" x 11'10" (1.70m x 3.62m)

Fitted with carpet flooring, central heating radiator and a double glazed UPVC window facing the rear elevation.

BATHROOM/W.C.
6'7" x 6'3" (2.02m x 1.91m)

Stylishly finished and fully tiled from floor to ceiling, with laminate flooring, vanity unit with mixer tap, and a panel bath with shower head over and mixer tap. Also includes a low flush w.c., chrome ladder style radiator, frosted double glazed UPVC window to the front elevation and an extractor fan.

OUTSIDE
Upon approach, the property benefits from a block paved and flagged driveway, enclosed by timber fencing, leading up to a composite entrance door.

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.