

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 2 Glen Dene Syke Lane, Earlsheaton, Dewsbury, WF12 8HW

### For Sale Freehold Offers In The Region Of £265,000

A fantastic opportunity to purchase this two bedroom semi detached house benefitting from occasional loft room, elevated balcony overlooking the larger than average landscaped rear garden with large timber summerhouse and ample off road parking.

The property briefly comprises of entrance porch, entrance hall, sitting/dining room, living room with balcony overlooking the rear garden, downstairs w.c. and kitchen. The first floor landing leads to two bedrooms and house bathroom/w.c. Outside to the front the property is accessed via double cast iron gates providing access onto a large tarmac driveway providing off road parking for at least three vehicles. There is a large timber shed with light and power, water point connection and outside power socket. To the rear timber steps provide access down from the balcony leading to an Indian stone paved patio area with water point connection, perfect for entertaining and dining purposes. To the rear, a timber door provides access into a large timber storage room. An attractive lawned garden with mature trees and central paved pathway leading to a large timber summerhouse at the rear of the garden, enclosed by solid stone and brick walls on all sides.

Located close to amenities such as shops and schools within close proximity to the M62/M1 motorway links perfect for the commuter looking to travel further afield.

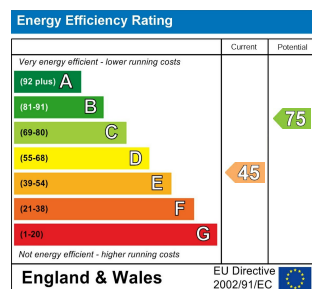
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE PORCH

Solid wooden entrance door leads into the porch with timber single glazed window panels with lead inserts surrounding. Central heating radiator with radiator cover, double doored built in cloakroom and door providing access to the entrance hall.

### ENTRANCE HALL

Central heating radiator, dado rail, coving to the ceiling, double doored downstairs storage cupboard, staircase with handrail leading to the first floor landing and door providing access to the sitting/dining, double doors to the living room, an opening into the kitchen and bi-folding door into the downstairs w.c.

### SITTING/DINING ROOM

11'11" x 11'8" [3.64m x 3.58m]

UPVC double glazed windows overlooking the front aspect, living flame effect gas fire on a decorative hearth with matching interior and marble surround. Coving to the ceiling, dado rail and central heating radiator.



### LIVING ROOM

11'11" x 14'6" [3.64m x 4.42m]

Coving to the ceiling, ceiling rose, gas fire insert into the chimney breast with tiled hearth, central heating radiator and UPVC double glazed sliding patio doors leading out to the balcony.



### BALCONY

Timber fencing and artificial lawn overlooking the larger than average rear garden with timber steps leading down to the paved patio.

### W.C.

4'11" x 2'7" [1.51m x 0.81m]

Low flush w.c., wall hung wash basin with mixer tap, partially tiled walls and UPVC double glazed windows overlooking the side elevation.

### KITCHEN

11'11" x 8'5" [3.65m x 2.58m]

Range of wall and base units with solid wooden work surface over and tiled splash back above. Ceramic sink and drainer with swan neck mixer tap, space and plumbing for a dishwasher, Range cooker with six ring gas hob and cooker hood with curved glass surround above. Space and plumbing for a washing machine, space for a fridge/freezer, central heating radiator with radiator cover, coving to the ceiling, a glazed aluminium frame door with side access to the balcony and UPVC double glazed windows to the rear and side aspect.

### FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator, doors to two bedrooms and the house bathroom. Access to the occasional loft room by an alternate rise staircase.

### BEDROOM TWO

11'10" x 8'3" [3.62m x 2.53m]

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

### BEDROOM ONE

11'10" x 14'8" [3.63m x 4.48m]

Coving to the ceiling, ceiling rose, UPVC double glazed window overlooking the rear elevation, central heating radiator and black decorative Victorian fireplace.



### BATHROOM/W.C.

7'0" x 8'5" [2.15m x 2.58m]

Enclosed shower cubicle with glass door, electric shower, shower head attachment and built in seating. UPVC double glazed frosted window to the side elevation. An opening providing access to the remainder of the bathroom which comprises of a three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and pedestal wash basin with two taps. Part tiled walls, UPVC double glazed frosted windows to the rear and side elevation. Coving to the ceiling and inset spotlights.



### OCCASIONAL LOFT ROOM

10'4" x 8'6" [3.16m x 2.60m]

White ladder style radiator, pitch sloping ceiling and timber double glazed velux window overlooking the rear elevation.



### OUTSIDE

The property is accessed to the front via double cast iron gates providing access onto a large tarmacadam driveway providing off road parking for at least three vehicles. A large timber shed with light and power, water point connection and outside power socket. To the rear

timber steps provide access down from the balcony leading to an Indian stone paved patio area with water point connection, perfect for entertaining and dining purposes. A timber door provides access into a large timber storage room. An attractive lawned garden with mature trees and central paved pathway leading to a large timber summerhouse at the rear of the garden, enclosed by solid stone and brick walls on all sides.



### STORAGE ROOM

12'0" x 8'7" [3.68m x 2.63m]

With window, power and light, central heating radiator, stainless steel sink and drainer with two taps and houses the combi condensing boiler.

### SUMMERHOUSE

9'7" x 12'11" [2.94m x 3.94m]

Power and light within.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The thing I love most about our home is that it is unique with a characterful appearance and it reveals surprises you don't expect from the curb. Morning coffee on the balcony, sets a chilled out feeling to the day; seeing the sun rise, listening to the bird song and admiring our garden, as well as the fields and houses on the skyline of the hillside. It's just as pleasant on a warm evening to sit with a glass of wine, looking at the stars and lights of Ossett! The privacy offered in the walled garden, means summer in the hot tub on the patio is a regular feature. It's also a secure place for dogs, children young and old to play safely. There is a wide variety of mature shrubs and sequential bulbs, which appear year after year. Great selection of rose bushes, which flower for several months in the front garden. The Log cabin was installed in 2017 as a home office and is spacious enough for a guest bed/sofa, fridge, mini oven and a drinks making facility. Perfect for entertaining. Ideal for a garden bar, hobby room or running your social media business from. Two large reception rooms means guests can gravitate to the conversation they want to enjoy [music playing in one room and sport in the other]. Lovely family home with enough space to enjoy alone time when you need it."