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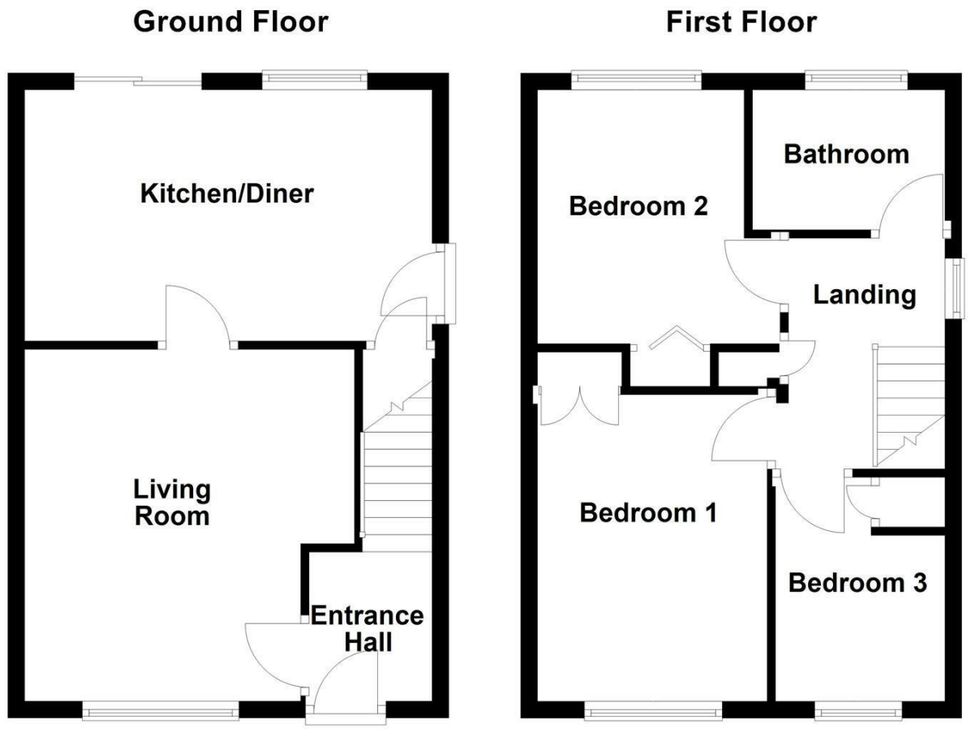


5 The Laurels, Earlsheaton, Dewsbury, WF12 8JN

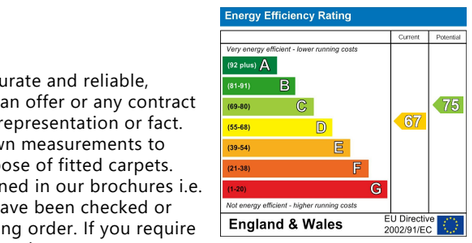
For Sale Freehold £195,000

Situated between Ossett and Dewsbury, this superbly presented three bedroom end terrace property offers spacious accommodation throughout featuring a modern fitted kitchen/diner and a generous plot with front and rear gardens, along with ample off road parking, this home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall, living room, kitchen/diner, which is fitted with modern units and useful understairs storage. To the first floor, the landing provides loft access and doors to three bedrooms and the house bathroom, with all bedrooms benefiting from built-in storage cupboards. Externally, the property boasts a lawned front garden with slate borders, a concrete driveway providing off road parking for several vehicles and a single detached garage. The front garden is enclosed with fencing and walls for added privacy. To the rear, the generous tiered garden is mainly laid to lawn and incorporates paved patio areas, pebbled sections, and established planting, with space for a garden shed, all enclosed by timber fencing.

The location is ideal for those seeking convenience, positioned between Ossett and Dewsbury and within walking distance of local shops, schools, and amenities. A wider range of facilities can be found in neighbouring towns and cities. Regular bus routes run nearby, and for commuters, both the M1 and M62 motorway networks are easily accessible, offering excellent connections to surrounding areas.

This property would make an ideal purchase for a range of buyers, including first time buyers, families, professional couples, and investors. An internal inspection is essential to fully appreciate the accommodation on offer and early viewing is highly recommended to avoid disappointment.



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 HALL
UPVC double glazed door providing access, central heating radiator, doors to the living room and stairs leading to the first floor landing.

LIVING ROOM
13'9" x 12'11" max x 10'9" min (4.2m x 3.95m max x 3.3m min)
UPVC double-glazed window to the front, door to the kitchen/diner, coved ceiling, dado rail, central heating radiator, and electric fireplace with marble hearth, surround, and wooden mantle.

KITCHEN/DINER
9'10" x 15'11" (3.0m x 4.87m)
Range of modern wall and base units with laminate work surfaces, composite 1.5 sink and drainer with mixer tap, gas hob with extractor hood above, integrated oven and microwave, integrated washing machine, and integrated fridge/freezer. UPVC double glazed window to the rear, UPVC double glazed door to the side of the property and a set of UPVC double-glazed sliding doors to the rear garden. Central heating radiator, ceiling spotlights and understairs storage cupboard.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, door to storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'10" x 11'8" (2.7m x 3.56m)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted storage cupboard.

BEDROOM TWO
9'10" x 9'1" max x 7'11" min (3.0m x 2.78m max x 2.43m min)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and fitted storage cupboard.

BEDROOM THREE
8'8" x 6'6" max x 3'4" min (2.65m x 2.0m max x 1.04m min)
UPVC double glazed window to the front, coved ceiling, central heating radiator and storage cupboard.

BATHROOM/W.C.
Frosted UPVC double glazed window to the rear, central heating radiator, coved ceiling, low flush w.c., pedestal wash basin, and panelled bath with electric shower overhead. Fully tiled walls.

OUTSIDE
7'6" x 5'6" (2.3m x 1.68m)
To the front, the garden is laid to lawn with slate borders, enclosed by timber fencing and a wall. A concrete driveway provides off road parking for several vehicles leading to a single detached garage with up and over door, electric and built in benches. To the rear, the garden is tiered: the upper level laid to lawn, the lower level paved with a patio area, ideal for outdoor dining and entertaining. Pebbled and planted features throughout, with space for a garden shed, all enclosed by timber 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.