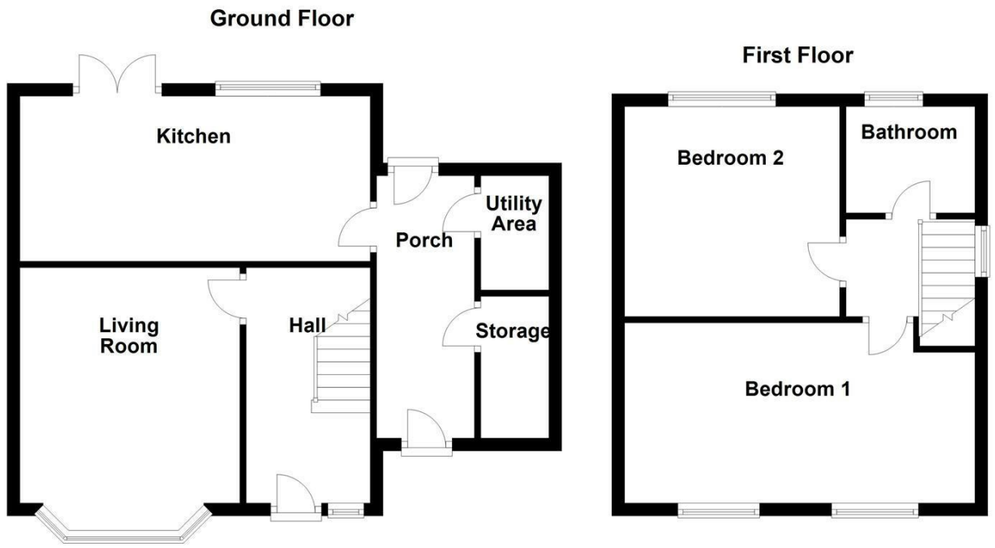


Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

19 Princess Lane, Earlsheaton, Dewsbury, WF12 8HD

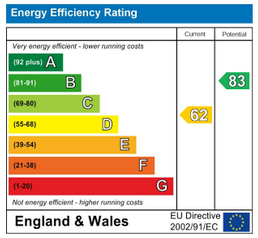
For Sale Freehold £135,000

This two bedroom semi detached property benefits from front driveway parking, new facias soffits and downpipes, porch tastefully decorated including fully tiled utility room and small brick workshop- storage.

The accommodation briefly comprises of an entrance hall, living room, kitchen, side porch with utility area and storage. To the first floor there two bedrooms and house bathroom/w.c. Externally there is driveway parking to the front and a spacious rear garden to the rear with decking area and summerhouse.

The property is ideally located for all local shops and amenities that both Ossett and Dewsbury has to offer. It is also well placed for the train line and motorway network for those commuting further afield for work.

Plenty of potential to be a great family home and a viewing is 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

HALLWAY
Front UPVC door to the hallway, central heating radiator, staircase to the first floor landing, built in storage under the stairs, access to the living room and kitchen.

LIVING ROOM
12'1" x 8'1" (3.69m x 2.48m)
UPVC double glazed bay window to the front elevation, central heating radiator, open fireplace with electric log burner style fire within a paster surround.

KITCHEN DINER
18'0" x 9'1" (5.51m x 2.78m)
UPVC double glazed window to the rear, rear UPVC doors, fitted kitchen with an array of wall and base units for storage, black sink and drainer with mixer tap, space for a gas cooker, space for fridge freezer and plumbing for washing machine. Side door leading to side porch.

SIDE PORCH
Two built in storage cupboards, front and rear UPVC doors.

FIRST FLOOR LANDING
Access to two bedrooms and bathroom/w.c.

BEDROOM ONE
17'9" x 9'3" (5.42m x 2.83m)
Two UPVC double glazed windows to the front, two central heating radiators.

BEDROOM TWO
11'2" x 10'10" (3.41m x 3.31m)
UPVC double glazed window to the rear elevation, central heating radiator, wood laminate flooring.

BATHROOM/W.C.
6'2" x 5'5" (1.88m x 1.66m)
Rear frosted UPVC double glazed window. Wall mounted shower over the bath, vanity wash hand basin with mixer tap, low flush w.c. and white style ladder radiator. Tiled walls and lino floor.

OUTSIDE
Externally, to the front of the property has driveway parking for two cars. The rear of the property there is a block paved area leading to a decking area with summer house and then onto a further garden with mature trees and steps towards the playing/football fields. Access down to the side bin storage and to the side porch.

COUNCIL TAX BAND
The council tax band for this property is A

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.