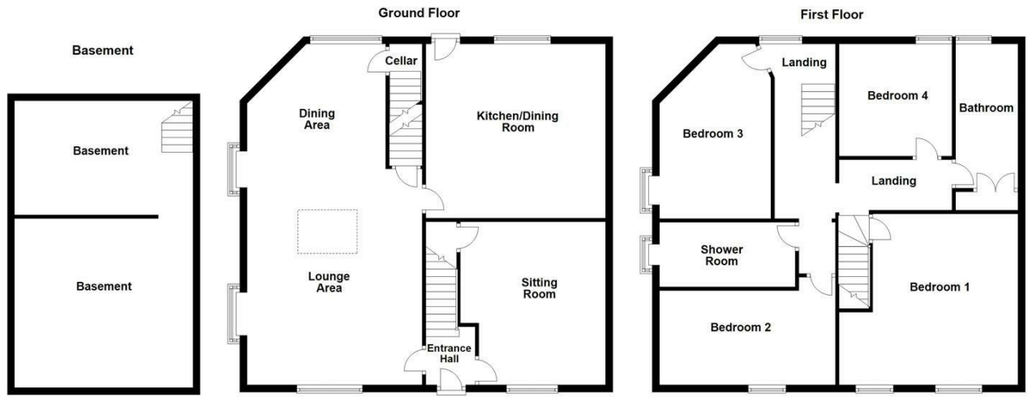
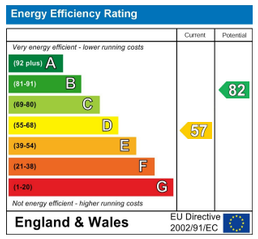


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

34 Albion Road, Thornhill Edge, Dewsbury, WF12 0HD

For Sale Freehold £297,000

For sale by Modern Method of Auction; Starting Bid Price £297,000 plus reservation fee. Subject to an undisclosed reserve price.

Enjoying an elevated position is this period family home boasting two reception rooms and four double bedrooms. Enjoying far reaching views, an early viewing is strongly advised.

The accommodation comprises entrance hall with stairwell to the first floor, spacious living dining room with additional stairwell to the first floor, dining/sitting room and kitchen/dining room. The first floor landing leads to four double bedrooms, house bathroom and separate shower room/w.c. Outside the property has ample off street parking, lawned rear garden and a paved entertaining area.

Enjoying a semi-rural location whilst still having local amenities nearby including shops, schools and main local bus routes, with access to the motorway network.

An ideal home for the growing family which truly deserves a full internal and external inspection to fully appreciate the spacious accommodation on offer and to avoid any disappointment.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

ACCOMMODATION

ENTRANCE HALLWAY
Solid wood front entrance door, frosted double glazed panelled inserts, stairwell off to the first floor, exposed beam, central dado rail, central heating radiator, doors off to the living dining room and sitting room.

LIVING DINING ROOM
31'0" x 15'10" max / 13'1" min (9.45m x 4.85m max / 4.00m min)
The living area has UPVC double glazed window to the front elevation, oriel double glazed window to the side elevation with far reaching view and window seat, exposed beam, wall lighting, two central heating radiators, exposed stone chimney breast, opening off to the dining area. The dining area has oriel double glazed window to the side elevation with window seat, far reaching views, UPVC double glazed window to the rear elevation, wall lighting, central heating radiator, door off with stairwell down to the cellar, door off with stairwell to the first floor, door to the kitchen dining room.

SITTING ROOM
14'9" x 13'2" (4.52m x 4.03m)
Currently used as a TV/room study with exposed beams, UPVC double glazed window to the front elevation, central heating radiator, living flame gas fire with a granite hearth, cast iron and tiled interior and wooden surround, understairs storage cupboard/small cloakroom, door off to the kitchen dining room.

KITCHEN DINING ROOM
14'9" x 15'10" (4.52m x 4.84m)
Exposed beams, inset spotlights, fitted kitchen with a range of base and wall units, Corian style work surface over incorporating a 1.5 sink with draining section and mixer tap, integrated washer dryer, integrated dishwasher, integrated fridge freezer, Range style oven and hob with canopy hood over, two central heating radiators, tiled floor, central Island unit with seating, hardwood frosted glazed door to the rear elevation, UPVC double glazed window to the rear.

CELLAR
Split into two good size cellar rooms with a large stone curing table.

FIRST FLOOR LANDING
A spacious L-shaped landing, UPVC double glazed window to the rear elevation, access point to large loft which could be utilised as additional space subject to permissions, two central heating radiators, access to four bedrooms, the house bathroom/w.c. and separate shower room/w.c.

BEDROOM ONE
14'9" x 13'3" plus overstairs recess (4.52m x 4.05m plus overstairs recess)
Two UPVC double glazed windows to the front elevation, two central heating radiators, fixed wall lighting.

BEDROOM TWO
15'9" x 8'6" plus walk-in area (4.81m x 2.61m plus walk-in area)
UPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE
14'9" x 10'10" max (4.51m x 3.31m max)
Oriel double glazed window to the side elevation with far reaching view and a central heating radiator.

BEDROOM FOUR
9'8" x 10'3" (2.97m x 3.13m)
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM/W.C.
13'1" x 5'8" (4.00m x 1.73m)
Low flush w.c., pedestal wash basin with two brass taps, raised bath with telephone style mixer and shower hose attachment, partially tiled walls, central dado rail, wall lighting, UPVC double glazed window to the rear elevation, vanity storage cupboard, central heating radiator, doors off providing access to the water cylinder cupboard.

SHOWER ROOM/W.C.
11'0" x 6'0" (3.37m x 1.84m)
Low flush w.c., vanity cupboard unit with wash basin and chrome mixer tap, large glass shower enclosure with fixed waterfall head, tiled walls, central heating radiator, oriel double glazed window to the side elevation and extractor vent.

OUTSIDE
The property has a tarmacadam driveway with wrought iron gate opening providing access to a raised parking area providing ample off street parking, stone wall with rockery style raised planted borders. lawned garden, well established and stocked borders with stone low level walling surrounding. To the rear of the property there is a fully paved Indian stone seating area with planted section ideal for entertaining and a timber shed.

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

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 six 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.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.