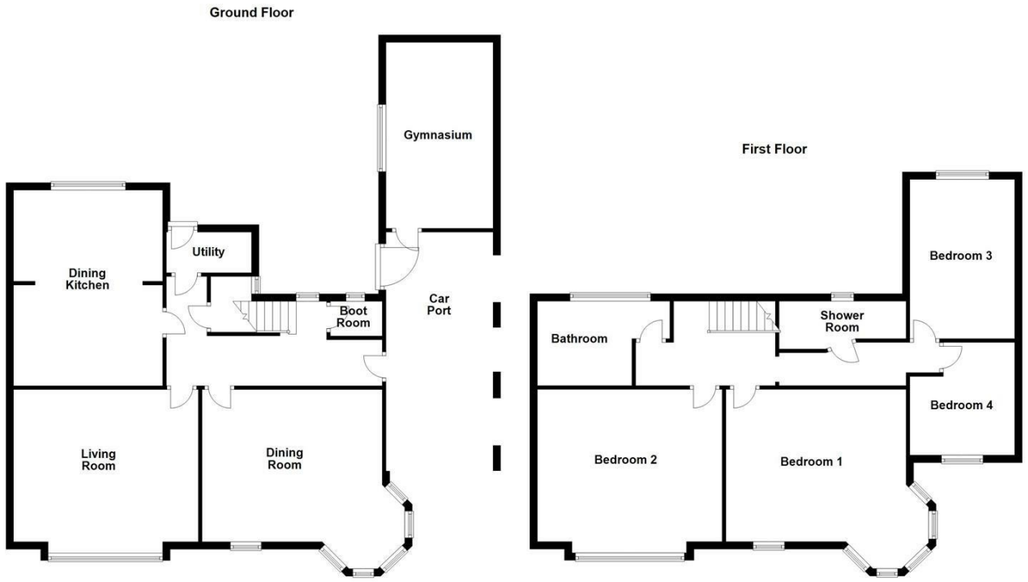
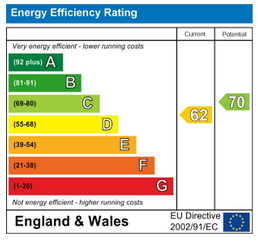


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

18 Heaton Avenue, Earlsheaton, Dewsbury, WF12 8AQ

For Sale Freehold £525,000

A large four bedroomed detached family home classically finished to a fantastic standard and situated on this cherished tree lined avenue.

This lovely family home has sealed unit double glazed windows and a gas fired central heating system and is approached via a most welcoming side entrance into a central reception hall that has a boot room off to the side. The main living room is of fine proportions with a square bay to the front and a feature fireplace with a similar sized separate dining room having a characterful octagonal style window to the corner. The kitchen has been fitted to an enviable standard with a bespoke range of units with matching dressers and integrated appliances. To the first floor there are two huge bedrooms mirroring the reception rooms to the front with a further two good sized bedrooms off to the rear. The house has a lavishly appointed family bathroom as well as a lovely separate shower room. Outside, the property has a neat lawned garden to the front together with block paved driveway providing ample off street parking and leading up to a gymnasium. To the rear there is a low maintenance enclosed garden that is ideal for outside entertaining with a corner summerhouse.

The property is situated towards the head of this cherished tree lined avenue on the fringe of Earlsheaton within easy reach of a good range of shops, schools and recreational facilities. A broader range of amenities are available in the centres of Dewsbury and Ossett with ready access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
19'8" x 7'6" (max) (6.0m x 2.3m (max))
Classic panelled entrance door with leaded stained glass features, panelled walls with delph rack, central heating radiator concealed in a cabinet and stairs to the first floor.

BOOT ROOM
4'11" x 2'11" (1.5m x 0.9m)
Stained glass feature window to the side and fitted coat and shoe racks.

LIVING ROOM
16'4" x 13'5" (5.0m x 4.1m)
An elegantly proportioned room with moulded ceiling cornice and picture rail, bay window to the front, two central heating radiators (one concealed in a cabinet) and lovely feature fireplace with carved stone surround and hearth housing a living flame coal effect gas fire.

DINING ROOM
15'8" x 13'5" (4.8m x 4.1m)
Characterful hexagonal style window to the corner and further window to the front, two central heating radiators concealed in cabinets and feature fireplace with ornate surround and marbled insert and hearth housing a living flame coal effect gas fire.

DINING KITCHEN
18'0" x 12'1" (5.5m x 3.7m)
Fitted to a stunning standard with a bespoke range of units finished in a classic yet contemporary style with marbled work tops incorporating stainless steel sink unit with Quooker instant hot water tap. Range style cooker with six gas hobs, two ovens and two warming drawers. Provision for a wide fridge/freezer, integrated Bosch microwave, integrated Bosch dishwasher and integrated Bosch washing machine. To the dining area are matching dresser units together with a wine fridge and central heating radiator concealed in a cabinet. The dining kitchen also benefits from underfloor heating.

UTILITY PORCH
Composite rear entrance door and space for a tumble dryer, as well as cupboards and access to the secondary loft.

FIRST FLOOR LANDING
Windows to the rear, panelled walls, central heating radiator concealed in a cabinet and loft access point with fold down ladder.

BEDROOM ONE
15'8" x 13'5" (4.8m x 4.1m)
Characterful hexagonal style window to the corner and further window to the front. Old school style central heating radiator, broad range of fitted wardrobes and attractive cast iron former fireplace.

BEDROOM TWO
16'4" x 13'5" (5.0m x 4.1m)
Window to the front, central heating radiator and full width range of fitted wardrobes.

BEDROOM THREE
14'1" x 9'2" (4.3m x 2.8m)
Window overlooking the back garden, central heating radiator and good range of fitted wardrobes with matching desk and drawers.

BEDROOM FOUR
9'10" x 9'2" (3.0m x 2.8m)
Window to the front, central heating radiator and fitted wardrobe with matching desk and drawers.

SHOWER ROOM/W.C.
10'9" x 3'11" (max) (3.3m x 1.2m (max))
Fitted to a fantastic standard with a wet room style shower with rainfall shower and glazed screen, contemporary style pedestal wash basin and wall hung w.c. Ladder style heated towel rail, frosted window to the rear and tiled walls and floor. Underfloor heating.

FAMILY BATHROOM/W.C.
8'6" x 7'10" (2.6m x 2.4m)
Fitted to the most luxurious standard with a beautiful four piece suite comprising freestanding bath, separate wet room style shower cubicle with glazed screen and rainfall style shower, vanity wash basin with drawers and cupboards under and wall hung w.c. Fitted cupboards, heated towel rail, illuminated mirror, extractor fan and frosted windows to the rear. Underfloor heating.

OUTSIDE
To the front the property is a neat lawned garden with block paved borders and boundary hedge for privacy. A gated block paved driveway provides off street parking and leads through to a car port at the side of the house. Beyond the car port there is a useful gymnasium. To the rear of the house there is a lovely private enclosed garden, paved for low maintenance with contemporary style fencing for privacy, a useful garden store beyond the gymnasium and substantial corner summerhouse with bi-folding doors overlooking the patio.

SUMMERHOUSE
10'9" x 10'2" (max) (3.3m x 3.1m (max))
Electric light and power installed, ideal for leisure room or indeed as a home office.

GYMNASIUM
16'4" x 9'6" (5.0m x 2.9m)
Central heating radiator, window to the patio and personal door to the front.

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

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.