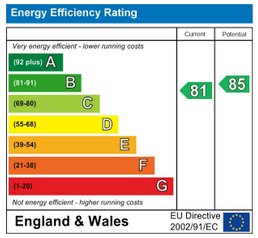
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

5 Cross Park Street, Earlsheaton, Dewsbury, WF12 8AG

For Sale Freehold £485,000

Situated on the outskirts of Dewsbury is this stunning detached self built property which benefits from five bedrooms, stunning kitchen/diner, spacious living room, utility room and driveway parking.

The property briefly comprises on an entrance hall, downstairs w.c., living room, kitchen/diner, utility room with a downstairs reception room with en suite bathroom/w.c. which can double up as a bedroom. To the first floor landing, there are three double bedrooms, a home office and a family bathroom/w.c. To the second floor there is a double bedroom which benefits from a walk in wardrobe and en suite bathroom/w.c. Externally the property has an easy to maintain rear flagged patio seating area with garden room with a built-in shed for storage. To the front there is gated entry to driveway parking with ample space for several cars.

Situated on the outskirt of Dewsbury, this property is ideally located for all local shops and amenities that both Dewsbury and Ossett have to offer. As well as being a short drive away from the motorway network for those looking to travel further afield for work.

This property is truly one of a kind and a viewing is highly recommended to truly appreciate everything that it has to offer.

ACCOMMODATION

HALLWAY
Wood flooring, door to downstairs w.c., under stairs storage and access to living room and kitchen/diner.

DOWNSTAIRS W.C.
6'2" x 3'11" (1.88m x 1.21m)
UPVC frosted double glazed window to the front elevation, vanity wash hand basin with mixer tap, low flush w.c., partially tiled along floor and walls with extractor fan.

LIVING ROOM
16'6" x 16'1" (5.03m x 4.92m)
UPVC double glazed bay window to the front elevation, wood flooring, open fireplace with wood and coal active log burner, skirting board and wall lights on one side.

KITCHEN/DINER
26'8" x 14'6" (8.15m x 4.43m)
UPVC double doors to the rear elevation, UPVC double glazed window to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage, black granite work top, inset sink and drainer. Induction hob with cooker hood, built in double oven and microwave, built in dishwasher, integrated wine rack and space for American style fridge/freezer with storage around. Dining section has tiled floor with underfloor heating with spotlights to the ceiling and door leading through to the utility room.

UTILITY ROOM
7'7" x 9'10" (2.33m x 3.01m)
UPVC double glazed frosted window to the rear elevation, door leading out to the rear garden with frosted double glazed panel. Range of wall and base units for storage with black laminate work tops, black 1.5 sink and drainer, space for washing machine, dryer and fridge/freezer. Wood flooring and a door leading through to downstairs reception room.

BEDROOM FIVE/RECEPTION ROOM
16'5" x 9'9" (5.02m x 2.98m)
Currently used an annex reception room. UPVC double glazed window to the front elevation, skirting board with door leading to en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
5'11" x 3'5" (1.82m x 1.05m)
Corner shower cubicle with wall mounted shower, wash hand basin with mixer tap, low flush w.c., extractor fan, fully tiled over shower and walls.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the side elevation, spotlights to the ceiling, gas central heating radiator and access to four bedrooms and family bathroom/w.c. Stairs leading to second floor.

BEDROOM TWO
12'4" x 11'2" (3.78m x 3.41m)
UPVC double glazed window to the front elevation with gas central heating radiator. Fitted wardrobes along one side with a door leading through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
9'6" x 3'9" (2.91m x 1.15m)
UPVC double glazed frosted window to the side elevation, shower cubicle with wall mounted shower, low flush w.c. and vanity wash hand basin with mixer tap. Chrome ladder style radiator, spotlights to the ceiling, partially tiled walls and fully tiled in shower.

BEDROOM THREE
11'8" x 13'1" (3.57m x 3.99m)
UPVC double glazed window to the rear elevation, gas central heating radiator with fitted wardrobes to one side.

BEDROOM FOUR
13'1" x 11'11" (3.99m x 3.65m)
UPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes with sliding doors to one side.

OFFICE
10'2" x 8'2" (3.11m x 2.51m)
UPVC double glazed window to the front elevation, gas central heating radiator, fitted desk, storage and shelving units to one side with spotlights to the ceiling.

SECOND FLOOR LANDING
UPVC double glazed frosted window, built in storage cupboard for storage and door leading through to bedroom one.

BEDROOM ONE
18'7" x 15'3" (5.68m x 4.67m)
Two Velux double glazed windows with wood frame to the front elevation, two gas central heating radiators, fitted wardrobes to one side with exposed beam to the ceiling and door leading through to a walk in wardrobe and en suite bathroom/w.c.

WALK IN WARDROBE
7'8" x 7'6" (2.36m x 2.31m)
Fitted shelving units to one side, clothes rail and shelving.

EN SUITE BATHROOM/W.C.
11'10" x 7'7" (3.63m x 2.32m)
UPVC double glazed Velux window with wood frame to the front elevation. Four piece suite comprising walk in shower with walk mounted shower and fully tiled on the walls and floor with chrome style radiator. Low flush w.c., free standing bath with his and hers vanity units with mixer taps and storage underneath. Spotlights to the ceiling, fully tiled along floor and partially tiled along walls.

OUTSIDE
To the front, there is a flagged driveway with ample space for off road for several cars, as well as an electric gate for entry into the property. To the rear is an Indian stone paved patio area with plants within, timber decked steps lead to a large timber summerhouse. A ramp leads to a large storage cupboard with fixed shelving. A timber gate provides access to the street behind the property.

SUMMERHOUSE
11'9" x 16'5" (3.60m x 5.01m)
Bi-folding doors to the front, insulated walls and floor, fully plastered walls, electric radiator, inset spotlights, power and light.

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

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.