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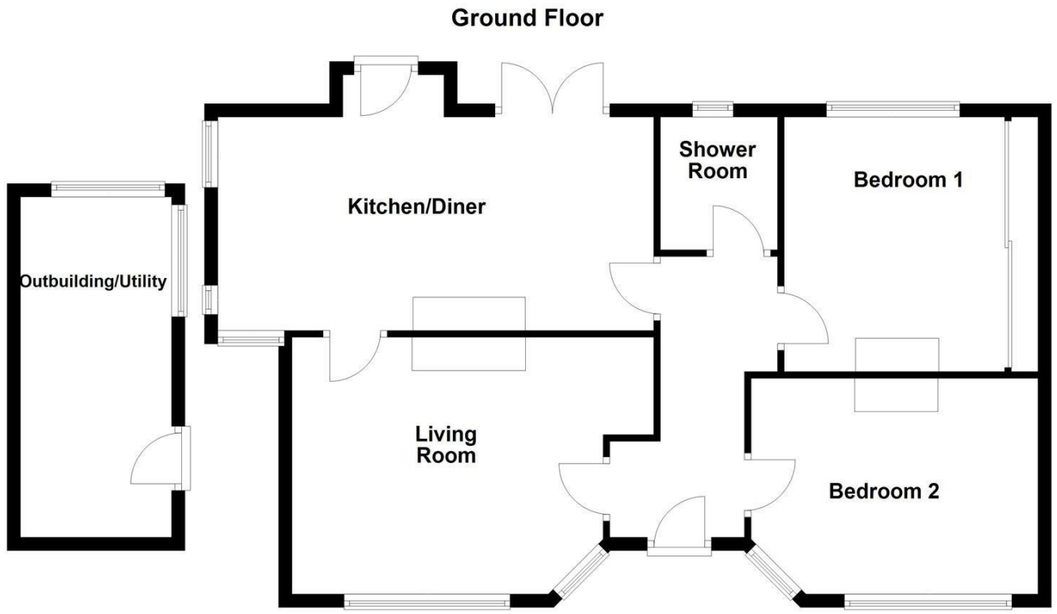


# 28 Heaton Avenue, Earlsheaton, Dewsbury, WF12 8AQ

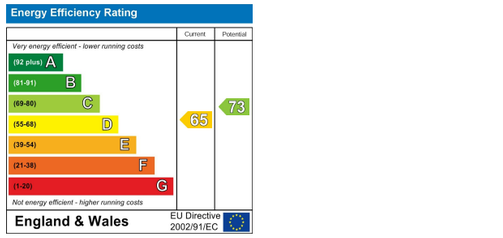
## For Sale Freehold Guide Price £290,000 - £300,000

This attractive two double bedroom detached true bungalow is located on a sought after residential road within Earlsheaton and occupies a generous plot with gardens to the front, side, and rear, offering excellent potential to extend, subject to the necessary planning permissions.

The accommodation briefly comprises a welcoming entrance hall, spacious open plan modern kitchen/diner, living room, two double bedrooms and a contemporary shower room. Externally, the property benefits from a generous driveway with detached garage and a versatile outbuilding currently used as a utility room, in addition to well maintained enclosed gardens surrounding the home.

Ideally positioned close to a range of local amenities, schools, and excellent motorway links, the property is perfectly suited for those looking to commute further afield.

Having been tastefully upgraded by the current owner, this bungalow is presented in move-in condition, with scope for further enhancement, making an early viewing 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*

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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

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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
Timber glazed stained front entrance door, wood effect flooring, double central heating radiator, coving to the ceiling, doors to the living room, kitchen/diner, shower room and two double bedrooms.

### KITCHEN/DINER
21'3" x 10'5" plus recess (6.48m x 3.2m plus recess)
Stylish range of wall and base units with complementary wood effect work surface over incorporating 1 1/2 sink and drainer, a range of integrated appliances including built in electric oven and microwave, under counter fridge/freezer, slimline dishwasher, five ring gas hob with glass splash back and extractor hood. Tiled effect flooring, coving to the ceiling, two central heating radiators, UPVC double glazed windows to the front and side, composite glazed door and French doors to the rear garden. Door leading to the living room.

### LIVING ROOM
17'0" x 12'10" (5.2m x 3.92m )
UPVC double glazed window and feature timber stained glass window to the front, wood effect flooring, coving to the ceiling, feature gas fireplace with stone hearth and television point.

### BEDROOM ONE
9'3" (min) x 12'8" (max) (2.84m (min) x 3.87m (max))
UPVC double glazed window to the rear, double central heating radiator, coving to the ceiling, wood effect flooring and a range of built in wardrobes.

### BEDROOM TWO
14'1" (max) x 10'5" (4.3m (max) x 3.2m)
UPVC double glazed window to the front elevation, timber stained glass feature window, double central heating radiator, wood effect flooring and coving to the ceiling.

### SHOWER ROOM/W.C.
7'1" x 5'3" (2.18m x 1.61m)
Three piece suite comprising low flush w.c., pedestal wash basin and shower unit with glazed sliding screen door and mains shower over. Fully tiled walls and floor. Chrome heated towel rail, spotlights and UPVC double glazed frosted window to the rear.

### OUTSIDE
The property is set on a particularly generous plot with gates opening onto a spacious tarmac driveway providing ample off street parking for several vehicles and leading to a larger than average detached single garage. The property boasts a well maintained predominantly lawned front garden with hedges providing a good degree of privacy. There are a range of mature shrubs and beds with steps leading up to an open entrance porch. There is gated access from the driveway to the rear garden offering an excellent degree of privacy boasting a lawned garden, raised decked covered seating area and a range of shrubs and beds, useful outbuilding (currently used as a utility space) with fenced boundaries.

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

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.