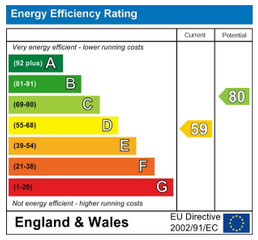
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



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.

2 Union Street, Heckmondwike, WF16 0HH

For Sale Freehold £265,000

Situated close to Heckmondwike on the outskirts of Dewsbury is this four bedroom end terrace property. Deceptively spacious from the front the property benefits from four good size double bedrooms, ample reception space, off road parking and a low maintenance enclosed rear garden.

The accommodation briefly comprises entrance hall, living room, dining/sitting room, kitchen, first floor landing, four bedrooms, bathroom and separate shower room. To the front there is a buffer garden. There is a block paved driveway providing off road parking for up to four vehicles and double timber gates to the rear garden, which is also block paved for patio area.

Heckmondwike gives you easy access to the Yorkshire countryside where you can enjoy scenic walks along the Spen Valley Greenway. For those wishing to commute on a regular basis there are good rail links to Leeds and Huddersfield. Local shops, cafes and parks are nearby.

An internal inspection will truly show what is to offer at this property making a great purchase for fgrwping fmailies in the area and an early viewing is highly advised.

ACCOMMODATION

ENTRANCE HALL
Frosted and stained glass UPVC double glazed front door. Coving to the ceiling picture rail, central heating radiator, access to the first floor landing via the stairs with a large understairs storage snug. Fitted storage cupboard and doors to the living room and dining room.

LIVING ROOM
15'5" x 15'1" max x 13'3" min (4.7m x 4.6m max x 4.05m min)
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator, gas fireplace with marble hearth, surround and ornate mantle.

SITTING/DINING ROOM
18'8" x 15'1" max x 13'2" min (5.7m x 4.6m max x 4.02m min)
Door to the kitchen, two UPVC double glazed windows to the side and rear. Two central heating radiators, gas fireplace with marble hearth, surround and wooden mantle. Coving to the ceiling, ceiling rose.

KITCHEN
15'10" x 9'10" (4.85m x 3m)
Spotlighting to the ceiling, central heating radiator, timber rear door with frosted glass pane, UPVC double glazed window to the rear, a range of modern wall and base units with granite work surface over, ceramic Belfast sink with mixer tap and draining board, tiled splashback in a brick formation, space and plumbing for a range style cooker with extractor hood over, space and plumbing for a washing machine, space for a fridge freezer.

FIRST FLOOR LANDING
Skylight, doors lead to the bedrooms, storage cupboard, shower room and a bathroom. Central heating radiator, dado rail, coving to the ceiling.

SHOWER ROOM
6'11" x 6'5" (2.11m x 1.96m)
An LED mirror, UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, spotlights to the ceiling, extractor fan, low flush w.c., ceramic wash basin over storage unit with mixer tap, shower cubicle with mains fed overhead shower and shower attachment with shower screen. Full tiling.

BATHROOM
9'9" x 5'8" (2.98m x 1.75m)
UPVC double glazed frosted window to the side, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment, tiling.

BEDROOM ONE
15'3" x 15'1" max x 13'6" min (4.66m x 4.6m max x 4.12m min)
Cast iron decorative fireplace, central heating radiator, UPVC double glazed window to the front, two sets of fitted wardrobes with partially mirrored doors.

BEDROOM TWO
15'1" x 13'7" max x 10'6" min (4.6m x 4.16m max x 3.22m min)
UPVC double glazed windows to the side and rear, decorative cast iron fireplace, central heating radiator.

BEDROOM THREE
9'7" x 11'1" (2.93m x 3.4m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
7'5" x 15'0" max x 9'10" min (2.27m x 4.58m max x 3m min)
UPVC double glazed window to the side, central heating radiator.

OUTSIDE
To the front there is a buffer garden, mainly slate with planted features and stone paved pathway to the front door. Iron fence and wrought iron gate. The rear garden is of low maintenance with mainly block paved patio area perfect for outdoor dining and entertaining purposes. Fully enclosed by timber fencing ideal for pets and children. To the side of the property there is off road parking via block paved driveway for up to four vehicles.

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

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.