

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

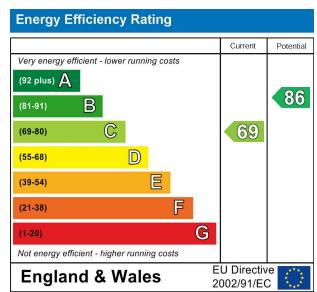
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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 Laithes Croft, Earlsheaton, Dewsbury, WF12 8BN

For Sale Freehold £110,000

Richard Kendall Ltd are now in receipt of an offer for the sum of £126,000 for 2 Laithes Croft, Earlsheaton.

Anyone wishing to place an offer on the property should contact Richard Kendall Unit 2 Wellgate, Ossett, WF5 8NS 01924 266555 before exchange of contracts.

An ideal home for those looking to put their own stamp on, in need of modernisation this property offers plenty of potential is this three bedroom mid terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, lounge and kitchen/diner. The first floor landing leads to three bedrooms [two of which are doubles] and main house bathroom/w.c. Outside, lawned garden to the front and rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

An ideal home for the first time buyer, couple or family and is offered for sale with no chain and vacant possession upon completion.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, stairs to the first floor landing and door to the lounge.

LOUNGE

14'2" x 14'0" [4.32m x 4.28m]

UPVC double glazed window to the front, fire with marble back, hearth and wood surround, radiator and doorway into the kitchen/diner.



KITCHEN/DINER

9'7" x 17'8" [2.93m x 5.39m]

Work surface over base units incorporating stainless steel sink and drainer, plumbing for a washing machine, space for a cooker, space for fridge/freezer and the boiler is housed in here. UPVC double glazed windows to the rear, tiled effect floor, door to understairs storage and door to the rear.

FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

BEDROOM THREE

6'11" x 9'8" [2.13m x 2.97m]

UPVC double glazed window to the front and radiator.

BEDROOM ONE

10'3" x 13'9" [3.13m x 4.21m]

UPVC double glazed window to the front, radiator and exposed wooden floorboards.



BEDROOM TWO

9'8" x 10'11" [2.95m x 3.35m]

UPVC double glazed window to the rear, exposed wooden floorboards and radiator.



BATHROOM/W.C.

6'3" x 6'3" [1.93m x 1.91m]

Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. UPVC double glazed frosted window to the rear.



OUTSIDE

There are lawned gardens to the front and rear with on street parking.



PLEASE NOTE

All services/appliances have not and will not be tested.

COUNCIL TAX BAND

The council tax band for this property is A.

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.