



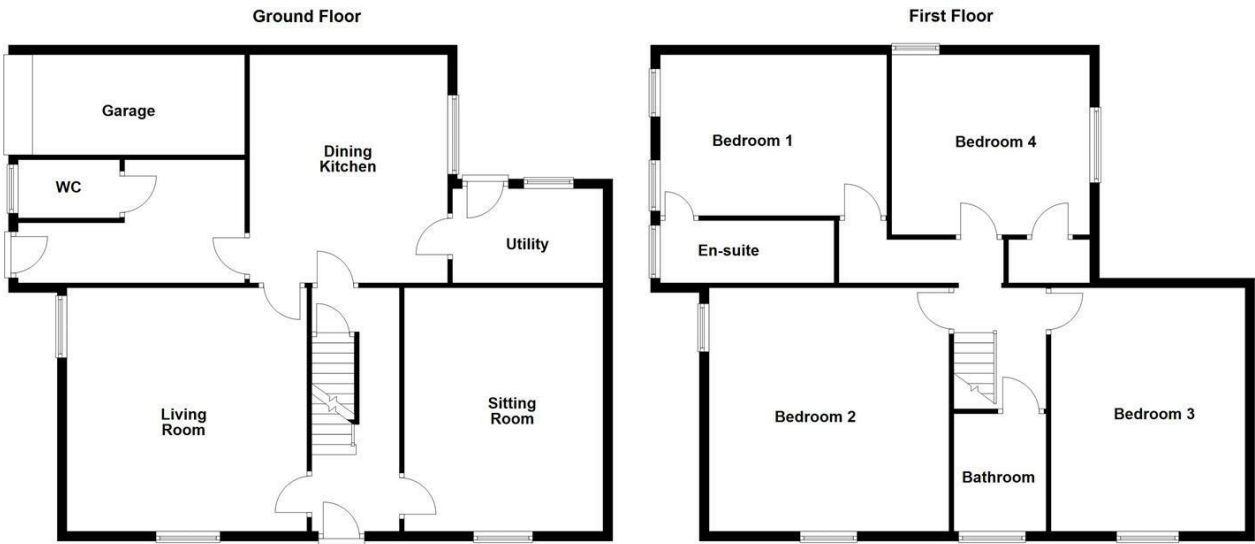
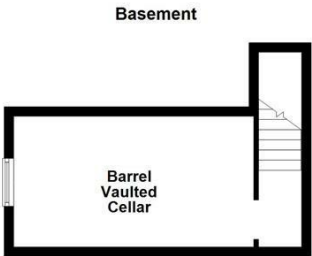
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OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
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01977 798 844

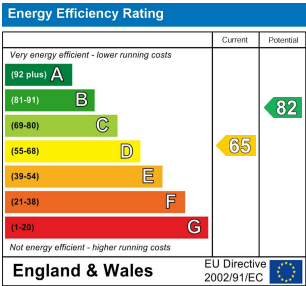


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



## Ivy House Frank Lane, Dewsbury, WF12 0JJ

### For Sale Freehold O.I.R.O £600,000

Enjoying an enviable degree of privacy, a spacious four double bedroomed detached period family home retaining a wealth of characterful features.

Skillfully extended over the years, this fantastic old family house has a modern HIVE controlled gas fired central heating system and a formal entrance hall that is flanked by two separate large reception rooms. The everyday entrance to the side has a guest w.c. off and leads through into a large dining kitchen that effortlessly combines characterful features with modern facilities. A separate utility room is situated to the rear and the ground floor is completed by an integral garage. To the first floor the principal bedroom has a spacious en suite shower room, with the three further double bedrooms all being served by the family bathroom. Outside, a large block paved driveway accesses the property and provides ample off street parking and turning space, as well as leading to the integral garage. To the front of the house there is a level lawned garden which extends round to the side where there is a lovely sheltered patio sitting area with steps up a further lawned area and useful brick built outhouses.

This lovely family home is situated in this popular residential area within easy reach of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Dewsbury and Wakefield. The national motorway network is readily accessible.





#### ACCOMMODATION

##### RECEPTION HALL

16'8" x 5'10" [5.1m x 1.8m]

Composite formal front entrance door, staircase with stair rods to the first floor, central heating radiator and door to the cellar steps.

##### LIVING ROOM

16'8" x 16'4" [5.1m x 5.0m]

Windows to both the front and side, double central heating radiator, original fitted wardrobe and drawer dresser unit, beamed ceiling, picture rail and lovely fireplace with stone surround and hearth housing a living flame coal effect stove style fire.



##### SITTING ROOM

16'8" x 13'9" [5.1m x 4.2m]

Window to the front, double central heating radiator, beamed ceiling and picture rail.

##### DINING KITCHEN

15'8" x 13'5" [4.8m x 4.1m]

Fitted with a broad range of white fronted wall and base units with butchers block solid wood work surfaces incorporating ceramic Belfast sink, provision for a Range style cooker with filter hood over, brick faced fireplace with a cast iron multi fuel stove, mullioned windows to the side and connecting door through to the utility room.

##### UTILITY ROOM

11'1" x 6'6" [3.4m x 2.0m]

Fitted with a range of wooden fronted wall and base units with laminate work surface incorporating stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer, wall mounted gas fired Vaillant central heating boiler and space and plumbing for a side-by-side American style fridge/freezer. Double central heating radiator, window and external door to the rear.



##### SIDE ENTRANCE HALL

15'8" x 8'6" [4.8m x 2.6m]

Composite side entrance door. This is the everyday entrance to this lovely family home with solid wood strip flooring, central heating radiator and connecting door to the cloakroom.

##### W.C.

6'10" x 3'11" [2.1m x 1.2m]

Fitted with a traditional style two piece cloakroom suite comprising high level w.c. and pedestal wash basin. Frosted window to the side and part brick set tiled walls.

##### INTEGRAL GARAGE

15'8" x 11'1" [4.8m x 3.4m]

Up and over door to the side.

##### BASEMENT - BARREL VAULTED CELLAR

16'4" x 8'10" [5.0m x 2.7m]

Low level window to the side providing useful additional storage space.

##### FIRST FLOOR LANDING

Central landing with loft access point.

##### BEDROOM ONE

15'5" x 15'1" [4.7m x 4.6m]

Two windows to the side, double central heating radiator and feature fireplace with cast iron surround, tiled insert and former grate for an open fire.



##### EN SUITE SHOWER ROOM/W.C.

12'1" x 4'3" [3.7m x 1.3m]

Finished to a lovely standard with a three piece suite comprising wide shower cubicle with glazed panels, pedestal wash basin and low suite w.c. Double central heating radiator, frosted window to the side, extractor fan, part tiled walls and floor.

##### BEDROOM TWO

17'0" x 16'4" [5.2m x 5.0m]

An atmospheric large bedroom open to the original beamed and trussed ceiling with windows to both the front and side, double central heating radiator, built in wardrobe and feature original fireplace with cast iron grate (not currently in use).



##### BEDROOM THREE

17'0" x 13'5" [5.2m x 4.1m]

A further huge atmospheric bedroom open through to the trussed and beamed ceiling with double central heating radiator, built in double wardrobe, window to the front and further cast iron former fireplace.



##### BEDROOM FOUR

13'5" x 13'5" [4.1m x 4.1m]

A further well proportioned double bedroom with windows to the side and rear, beamed ceiling, cast iron former fireplace with tiled inserts, double central heating radiator and walk in wardrobe.

##### FAMILY BATHROOM/W.C.

8'2" x 7'2" [2.5m x 2.2m]

Fitted to a lovely standard with a three piece white and chrome suite comprising panelled bath with telephone style shower attachment and further wall mounted shower with glazed screen, pedestal wash basin and low suite w.c.

Frosted window to the front, central heating radiator and part tiled walls.



##### OUTSIDE

The property is approached via a sloping block paved driveway which terminates in a broad parking and turning area in front of the integral garage. To the front of the house there is a lawn with apple tree and mature boundary hedging. To the rear there is a lovely stone paved sheltered courtyard area with two useful brick built outhouses for additional storage, as well as a raised lawn which is ideal for outside entertaining.



##### 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.