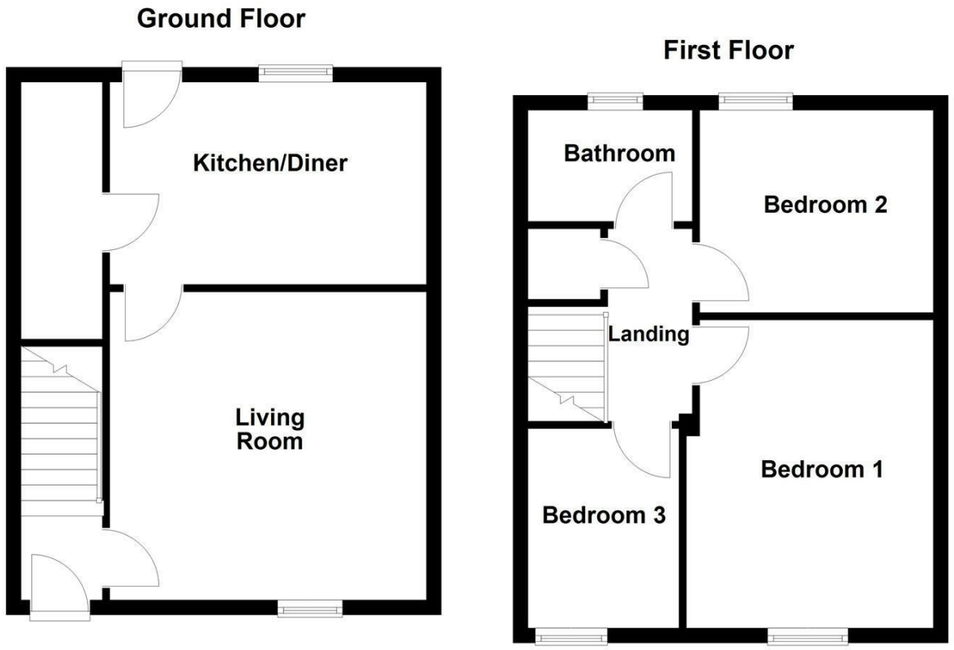
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



83 Providence Street, Earlsheaton, Dewsbury, WF12 8HZ

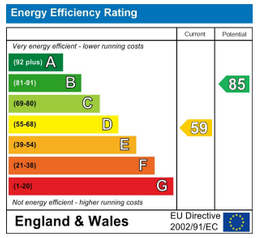
For Sale Freehold £180,000

We are delighted to bring to market this attractive stone fronted three bedroom end terrace property, ideally suited to first time buyers, couples or families. The home boasts a contemporary kitchen/diner, driveway parking, and a generously sized enclosed rear garden.

The accommodation briefly comprises an entrance hall, a spacious living room, and a modern kitchen/dining area. To the first floor, a central landing provides access to three well proportioned bedrooms and a stylish three piece house bathroom. Externally, the property features a low maintenance buffer garden to the front, a flagged pathway, and off road parking to the side. The rear benefits from a sizeable, enclosed lawned garden, perfect for outdoor entertaining or family use.

Conveniently located close to a range of local shops, schools, and amenities in both Ossett and Dewsbury, the property also offers excellent access to the motorway network, making it ideal for commuters.

An internal inspection is essential to fully appreciate the quality on offer an an early viewing is 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*

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.

ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, central heating radiator, oak effect laminate flooring, stairs to the first floor landing and door to the living room.

LIVING ROOM
13'8" x 13'0" (4.18m x 3.98m)
UPVC double glazed window to the front elevation, oak effect laminate flooring, electric fireplace with feature surround, central heating radiator and door to the kitchen/diner.

KITCHEN/DINER
8'5" x 14'0" (2.59m x 4.27m)
Range of modern high gloss wall and base units with quartz work surface over, inset sink and drainer with mixer tap, integrated oven, five ring gas hob and extractor fan. Integrated fridge/freezer, integrated dishwasher, central heating radiator, spotlights, door to a storage cupboard, UPVC double glazed windows and door to the rear elevation.

FIRST FLOOR LANDING
Loft access, spotlights, doors to a storage cupboard, three bedrooms and house bathroom.

BEDROOM ONE
13'10" x 10'4" (4.23m x 3.16m)
Central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO
8'6" x 10'0" (2.61m x 3.07m)
Central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM THREE
6'8" x 8'2" (2.04m x 2.51m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
6'3" x 5'7" (1.91m x 1.72m)
Panelled bath with overhead shower, low flush w.c. with wash hand basin and storage cupboards. Tiled walls and floor, central heating radiator, spotlights, extractor fan and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front is a buffer garden with flagged pathway leading to the entrance hall and off road parking to the side. To the rear is a large lawned garden, enclosed by timber fencing.

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.