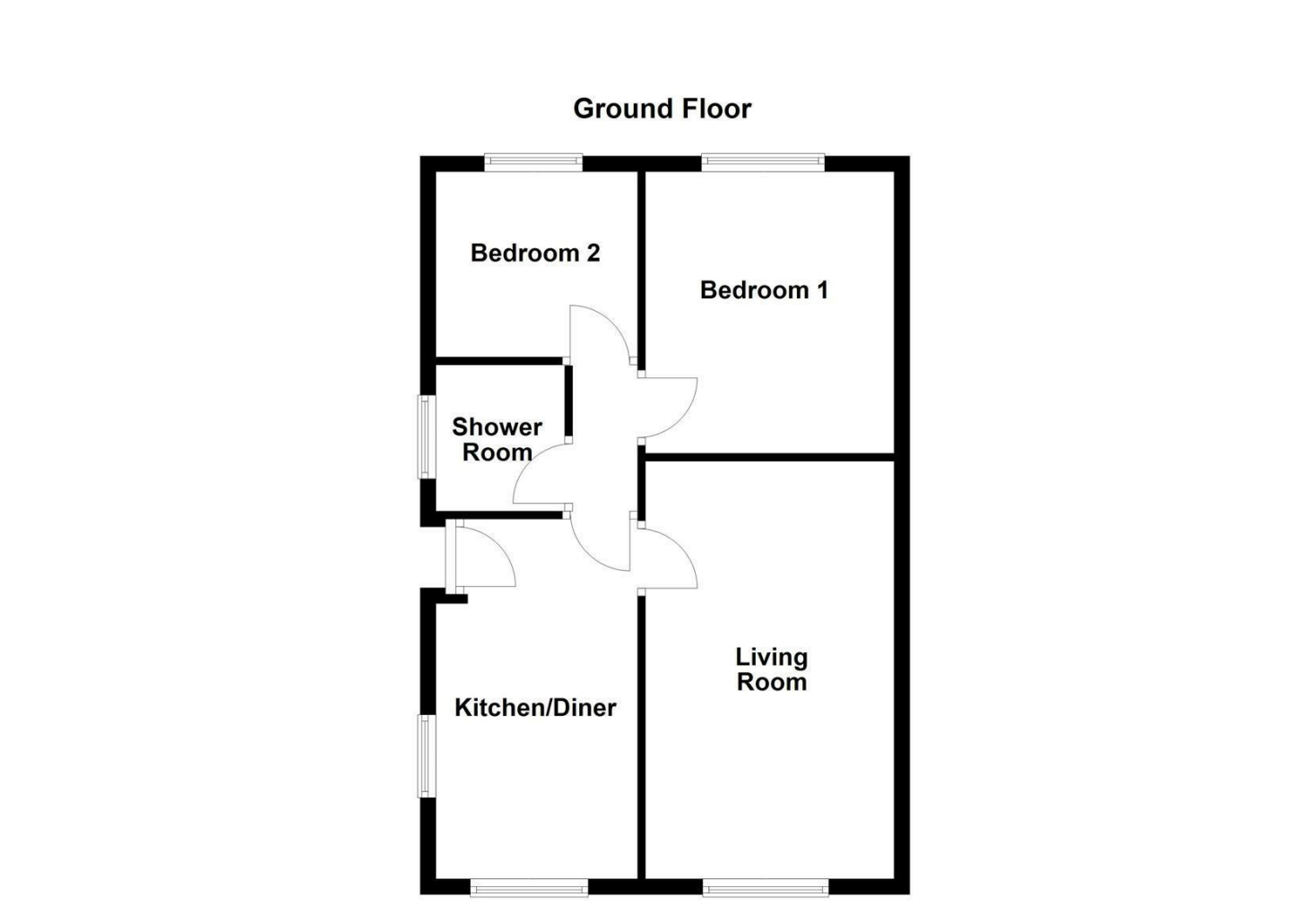


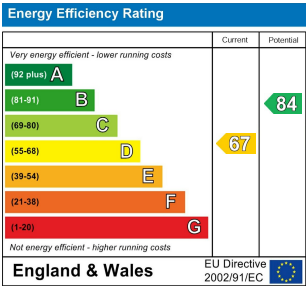


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**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.

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01977 798 844



## 24 The Laurels, Earlsheaton, Dewsbury, WF12 8JN

### For Sale Freehold £205,000

Nestled within a cul-de-sac location in the sought after Earlsheaton area of Dewsbury is this superbly presented two bedroom semi detached true bungalow. Offering well maintained and spacious accommodation throughout, including generous reception space, attractive front and rear gardens, and ample off road parking, this property presents an excellent opportunity for a variety of purchasers and is certainly not to be missed.

The accommodation briefly comprises a kitchen diner with loft access and doors leading through to the living room and inner hallway. The hallway provides access to both bedrooms and the modern shower room. Externally, the front garden is predominantly paved for ease of maintenance and features a variety of mature shrubs and flowers, complemented by slate borders and enclosed boundary walls. A paved and concrete driveway provides ample off road parking and leads to the detached single garage, which benefits from power, lighting, an electric roller door, and a separate side access door. To the rear, the garden is mainly laid to lawn and incorporates a selection of mature trees, shrubs, and flowering plants. There is also a paved pathway, a timber summer house, and a paved patio seating area, creating the perfect space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property enjoys a convenient position within the popular Earlsheaton area of Dewsbury, with a range of local shops, schools, and everyday amenities available nearby. A wider selection of facilities can be found in neighbouring towns and cities including Ossett, Dewsbury, and Wakefield. Regular bus routes are available close by, whilst both Dewsbury and Wakefield railway stations provide excellent transport links to major destinations including Leeds, Manchester, and London. For those commuting further afield, the M62 and M1 motorway networks are both within easy reach.

Only a full internal inspection can truly reveal everything this fantastic bungalow has to offer, and early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### KITCHEN DINER

15'1" x 8'6" [max] x 5'11" [min] [4.60m x 2.60m [max] x 1.81m [min]]

A frosted UPVC double glazed side entrance door provides access into the kitchen diner. The room benefits from doors leading to the living room and inner hallway, together with UPVC double glazed windows to the front and side elevations. Additional features include a useful storage cupboard, central heating radiator, coving to the ceiling, and loft access. The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap, tiled splashbacks, a four ring gas hob with extractor hood above, and an integrated oven. There is also space and plumbing for a washing machine, together with integrated under counter fridge and freezer units.

### LIVING ROOM

10'5" x 17'6" [3.20m x 5.35m]

A spacious reception room featuring a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and an attractive electric fireplace with laminate hearth, surround, and mantel.



### HALLWAY

Doors lead through to two bedrooms, and the shower room.

### BEDROOM ONE

10'5" x 11'9" [3.20m x 3.60m]

Featuring a range of fitted wardrobes with partially mirrored doors, a UPVC double glazed window to the rear elevation, coving to the ceiling, and a central heating radiator.



### BEDROOM TWO

8'6" x 7'8" [2.60m x 2.36m]

Having a UPVC double glazed window to the rear elevation, coving to the ceiling, and a central heating radiator.



### SHOWER ROOM

5'5" x 5'11" [1.66m x 1.82m]

Fitted with a frosted UPVC double glazed window to the side elevation, central heating radiator, low flush WC, wash hand basin set within a vanity storage unit with mixer tap, and a shower cubicle with electric shower, glazed screen, and shower attachment. The room further benefits from wet-wall panelling to the shower area and complementary tiling throughout.



## OUTSIDE

To the front of the property, the garden is predominantly paved and complemented by mature shrubs and flowering plants set within slate borders, all enclosed by boundary walls. A paved and concrete driveway provides off road parking for two vehicles and leads to the detached single garage, which benefits from a roller door, power, and lighting. Side access leads through to the rear garden. The rear garden is mainly laid to lawn and features a variety of mature trees, shrubs, and flowering plants throughout. There is also a timber built summer house, a paved pathway leading towards the rear of the garden, and a paved patio seating area, creating an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.