Richard Kendall Estate Agent

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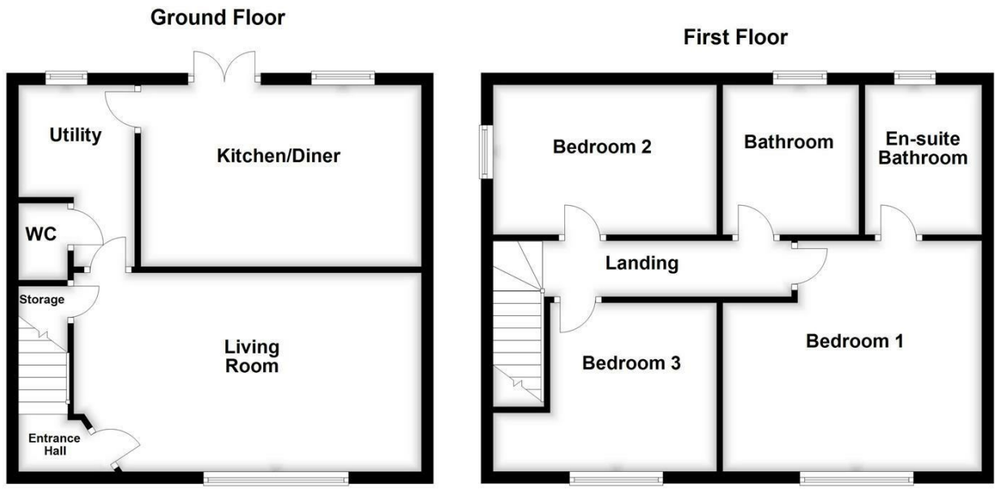
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



56a Frances Road, Earlsheaton, Dewsbury, WF12 8JQ

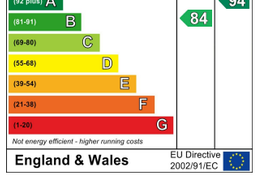
For Sale Freehold £190,000

Situated in Earlsheaton is this deceptively spacious three bedroom end town house benefitting from spacious accommodation throughout, modern fitted kitchen and bathrooms and ample off parking.

The property briefly comprises of the entrance hall, living room with understairs storage, utility room, downstairs w.c. and kitchen/diner. To the first floor landing there are three bedrooms with bedroom one boasting an en suite bathroom/w.c. and the main house bathroom/w.c. Outside to the front of the property the garden is laid to lawn with a pathway to the front door. To the side there is a block paved driveway providing off road parking for two vehicles and a summerhouse. Whilst to the rear, the garden is laid to lawn incorporating paved patio area and planted features, enclosed by timber fencing.

The property is situated in this highly accessible and convenient location within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Ossett and Dewsbury, with the national motorway also readily accessible.

Only a full internal inspection will reveal all that's on offer at this quality home and 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 double glazed front door leading into the entrance hall. Central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM
19'2" x 10'11" (max) x 7'9" (min) (5.85m x 3.35m (max) x 2.38m (min))
Central heating radiator, UPVC double glazed window to the front, access to understairs storage and door to the utility.

UTILITY ROOM
6'5" x 10'0" (max) x 4'3" (min) (1.98m x 3.05m (max) x 1.32m (min))
Laminate work surface over, space and plumbing for a washing machine and tumble dryer, spotlights to the ceiling, UPVC double glazed window to the rear, central heating radiator, extractor fan, combi boiler is housed in here and doors to the kitchen/diner and downstairs w.c.

W.C.
4'11" x 2'9" (1.51m x 0.85m)
Extractor fan, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap and laminate splash back.

KITCHEN/DINER
15'5" x 9'10" (4.7m x 3.02m)
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, breakfast bar with laminate work surface over, space and plumbing for an American style fridge/freezer, integrated oven, four ring electric with partial stainless steel splash back and extractor hood above. UPVC double glazed window to and set of UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Loft access, spotlights to the ceiling, central heating radiator and doors to three bedrooms and the house bathroom.

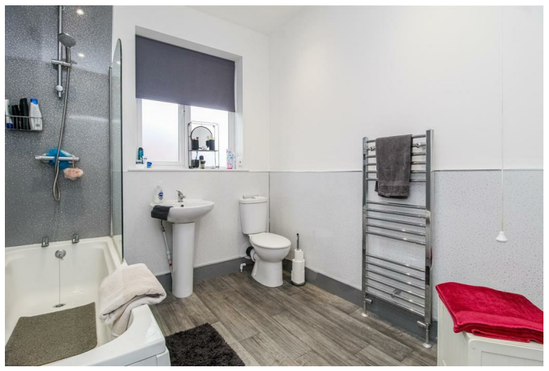
BEDROOM ONE
12'8" x 14'6" (max) x 10'2" (3.87m x 4.44m (max) x 3.1m)
UPVC double glazed window to the front, central heating radiator and access to the en suite bathroom.

EN SUITE BATHROOM/W.C.
8'3" x 6'2" (2.54m x 1.9m)
Spotlights to the ceiling, UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator, low flush w.c, pedestal wash basin with mixer tap and panelled bath with shower head attachment and glass shower screen.

BEDROOM TWO
8'3" x 12'4" (2.53m x 3.77m)
UPVC double glazed window to the side and central heating radiator.

BEDROOM THREE
9'5" x 12'2" (max) x 9'0" (min) (2.88m x 3.71m (max) x 2.75m (min))
Central heating radiator, UPVC double glazed window to the front,

BATHROOM/W.C.
7'6" x 8'3" (2.29m x 2.54m)
UPVC double glazed frosted window to the rear, spotlights to the ceiling, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with shower head attachment and glass shower screen.



OUTSIDE
To the front of the property the garden is laid to lawn with hedge border and paved pathway to the front door. To the side there is a block paved driveway providing off road parking for two vehicles and laid to lawn with planted features and summerhouse with decked patio area. To the rear the garden is mainly laid to lawn incorporating paved and planted features and a paved patio area, perfect for outdoor dining and entertaining, fully 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.