



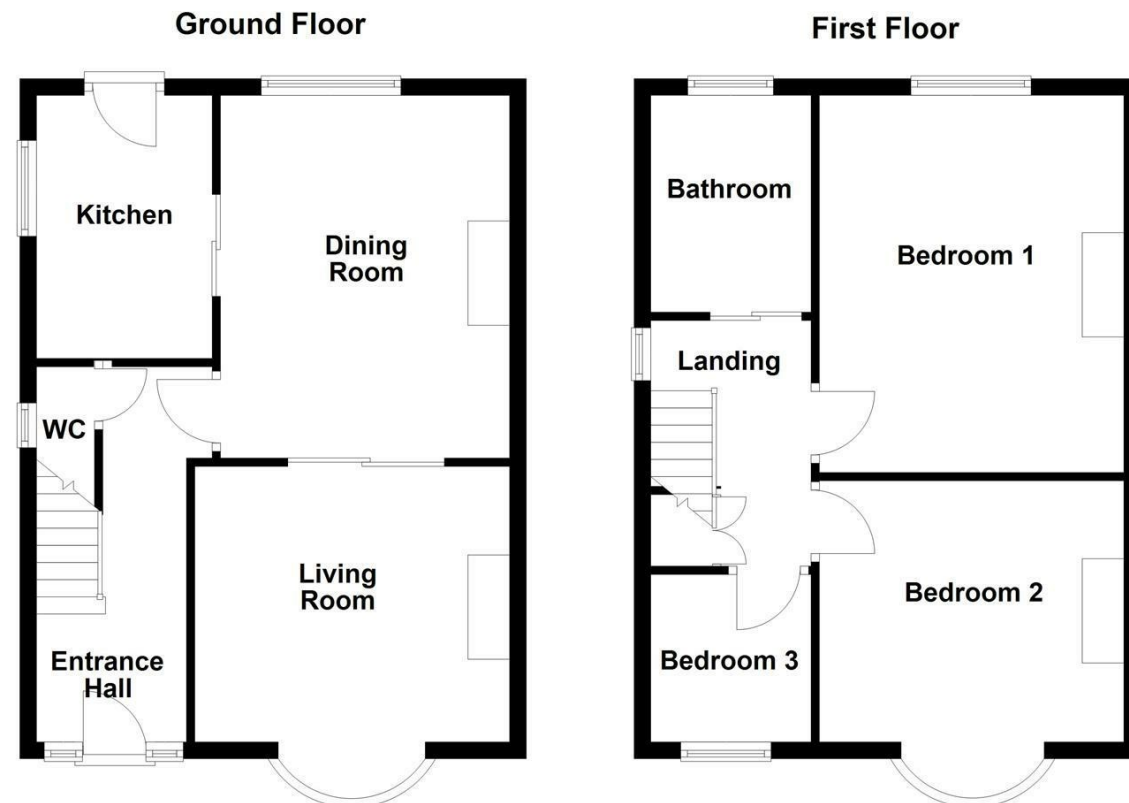
WAKEFIELD  
01924 291 294

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HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**3 Heaton Avenue, Earlsheaton, Dewsbury, WF12 8AQ**

**For Sale Freehold £210,000**

Situated on the edge of a desirable cul-de-sac on the outskirts of Dewsbury, this three bedroom semi detached property offers spacious accommodation with scope for modernisation. Boasting generous reception space and a substantial plot with rear views over a recreational park, this home presents a fantastic opportunity and is not to be missed.

The accommodation comprises an entrance hall providing access to the first floor via stairs, a downstairs w.c. and a dining room. The dining room leads through to the kitchen and living room, with the kitchen providing access to the rear garden. To the first floor, there is loft access via bedroom three, along with two further double bedrooms and a family bathroom. Externally, the property features a low maintenance front garden with planted borders, mature shrubs, and a tarmac driveway that runs alongside the property to the rear. The rear garden is primarily laid to lawn, incorporating a paved patio area ideal for alfresco dining, with mature planted borders and timber fencing, all enjoying views over the recreational park. A detached single garage with an up and over door completes the external accommodation.

This property is ideally suited to a range of buyers, particularly growing families, with local shops and schools within easy reach. Larger facilities can be found in Dewsbury and neighbouring towns. Excellent transport links include local bus routes, Dewsbury train station, and convenient access to both the M1 and M62 motorways.

A full internal inspection is essential to appreciate the potential this property offers and an early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Timber frame front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor, under stairs storage and doors to the dining room and downstairs w.c.

### W.C.

2'6" x 5'2" [0.77m x 1.6m]

Frosted UPVC double glazed window to the side, low flush w.c. and a wall mounted wash basin with tiled splashback.

### DINING ROOM

14'3" x 11'4" max x 9'10" min [4.35m x 3.47m max x 3.0m min]

Set of sliding doors into the living room and another set into the kitchen. UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and a gas fireplace with tiled hearth surround and wooden mantle.



### LIVING ROOM

13'1" x 10'7" max x 6'3" min [4.01m x 3.25m max x 1.92m min]

UPVC double glazed bow window to the front, coving to the ceiling, central heating radiator and a gas fireplace with tiled hearth, surround, and mantle.



### KITCHEN

6'10" x 10'4" [2.1m x 3.15m]

A range of wall and base units with laminate work surfaces over, stainless steel sink and drainer, four ring gas hob with integrated oven below. Space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator, UPVC double glazed window to the side and UPVC double glazed door to the rear garden.

### FIRST FLOOR LANDING

Stained glass UPVC double glazed window to the side, over stairs fitted storage cupboard and doors to three bedrooms and the bathroom.

### BEDROOM ONE

14'9" x 12'3" max x 9'8" min [4.5m x 3.75m max x 2.97m min]

Fitted wardrobes with sliding door, UPVC double glazed window to the rear, central heating radiator, chrome ladder style radiator, pedestal wash basin and a shower cubicle with electric shower head attachment, glass screen, tiled surround and extractor fan.



### BEDROOM TWO

13'5" x 12'3" max x 7'8" min [4.1m x 3.75m max x 2.35m min]

Stained glass and partially frosted UPVC double glazed bow window to the front, central heating radiator and a range of fitted wardrobes and storage units.



### BEDROOM THREE

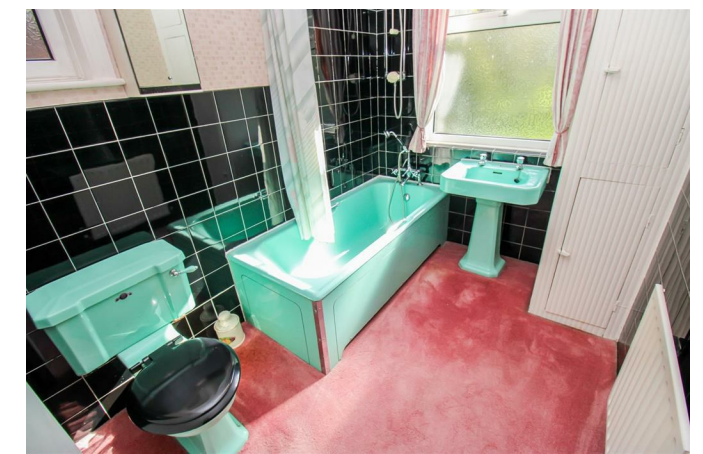
6'4" x 7'0" [1.95m x 2.15m]

Loft access, central heating radiator and a partially stained glass UPVC double glazed window to the front.

### BATHROOM/W.C.

8'6" x 6'4" [2.6m x 1.95m]

Frosted UPVC double glazed window to the side and front, central heating radiator, pedestal wash basin, low flush w.c. and a panel bath with mixer tap, showerhead attachment and mains fed overhead shower. Partial tiling and a fitted storage cupboard.



### OUTSIDE

To the front, the garden is low maintenance, pebbled with planted borders of mature shrubs and flowers. A tarmac driveway runs down the side of the property to a single detached garage with up and over door at the rear. The rear garden is mainly laid to lawn with a planted bed border of mature shrubs, trees, and flowers, along with a flagged patio area, perfect for outdoor dining and entertaining. There is also access to a brick built outbuilding beyond. The property enjoys views of the recreational park to the rear.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.