Richard Kendall Estate Agent

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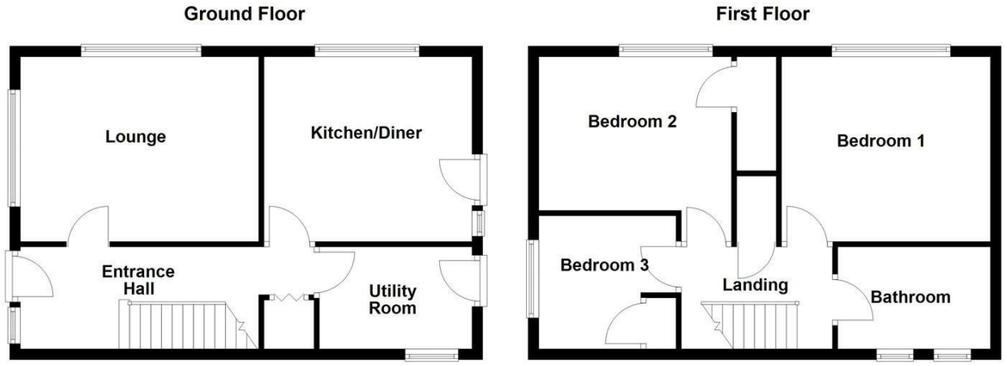
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Princess Lane, Earlsheaton, WF12 8HJ

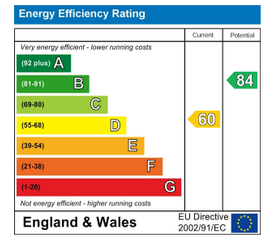
For Sale Freehold £189,950

Occupying a corner plot position is this spacious three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, lounge, kitchen/diner and utility room. Stairs to the first floor lead to three well proportioned bedrooms and house bathroom/w.c. Outside, lawned gardens to the front and one side, with low maintenance flagged patio areas to the other side.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the first time home, couple or family looking to gain access onto the property market. A viewing comes 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 entrance door with frosted panel, radiator, folding door to understairs storage, stairs to the first floor landing and doors to the lounge, kitchen/diner and utility room.

LOUNGE
14'8" x 11'4" (4.48m x 3.47m)
UPVC double glazed windows to the front and side, radiator, electric fire with stone surround and coving to the ceiling.

KITCHEN/DINER
12'10" x 11'5" (3.91m x 3.48m)
Range of modern wall and base units with work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven and grill and space for fridge/freezer. UPVC double glazed window to the front, UPVC door with frosted panel to the side and radiator.

UTILITY
9'5" x 5'11" (2.88m x 1.82m)
Range of wall and base units with work surface over incorporating plumbing for a washing machine and dryer. UPVC double glazed window to the rear, UPVC door to the side and radiator.

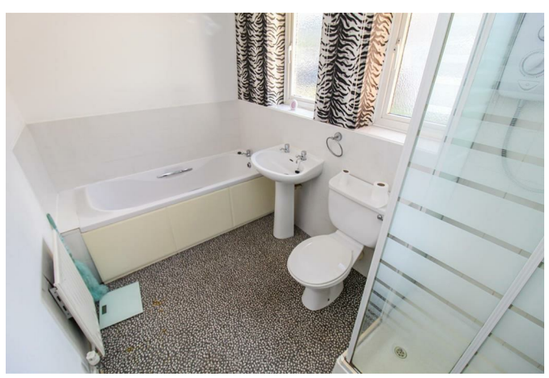
FIRST FLOOR LANDING
Doors to three bedrooms and bathroom. Coving to the ceiling and door to the airing cupboard.

BEDROOM ONE
12'11" x 11'6" (3.95m x 3.53m)
UPVC double glazed front, radiator and coving to the ceiling.

BEDROOM TWO
11'6" (max) x 9'1" (min) x 11'11" (3.53m (max) x 2.78m (min) x 3.65m)
UPVC double glazed window to the front, radiator and door to wardrobe.

BEDROOM THREE
8'5" (max) x 7'3" (min) x 8'7" (2.57m (max) x 2.21m (min) x 2.63m)
UPVC double glazed window to the side, radiator and store cupboard.

BATHROOM/W.C.
9'8" x 6'0" (2.97m x 1.83m)
Three piece suite comprising low flush w.c., pedestal wash basin, panelled bath and corner shower cubicle with electric shower. Part tiled walls, UPVC double glazed frosted windows to the rear and radiator.



OUTSIDE
The gardens to the front and side are lawned with a low maintenance flagged garden to the other side.

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.