Richard Kendall Estate Agent

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27 Princess Lane, Earlsheaton, Dewsbury, WF12 8HD

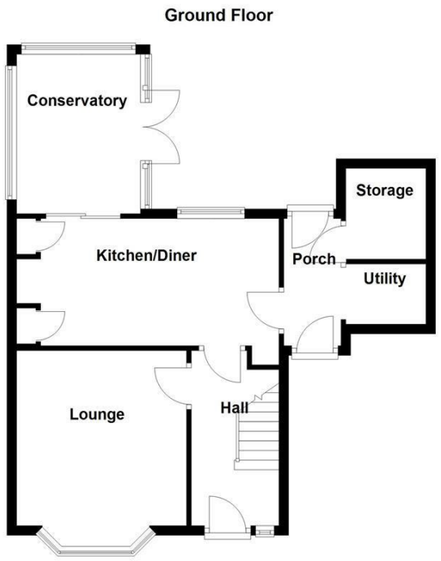
For Sale Freehold £175,000

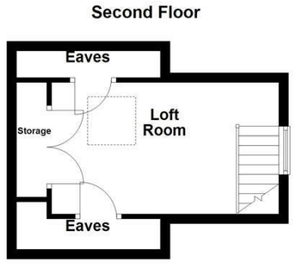
Ideally situated between Ossett and Dewsbury is this superbly presented two bedroom semi detached property benefitting from loft room, driveway parking and enclosed rear garden.

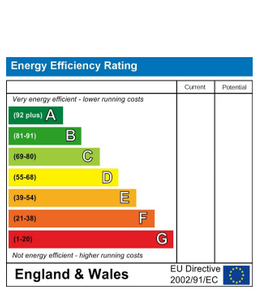
The property briefly comprises of the entrance hall, lounge, kitchen/diner, conservatory, side porch with utility and storage area. The first floor landing leads to two bedrooms, bathroom and walk in wardrobe with stairs leading to the loft room. Outside to the front is a driveway for one vehicle and lawned garden. To the rear is a good sized lawned garden mainly laid to lawn with paved patio area, perfect for outdoor dining and entertaining with corner paved patio area with pergola and seating area.

Situated in Earlsheaton the property is ideally located for all local shops and amenities that Ossett and Dewsbury town centres have to offer. The property is well positioned for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early 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 front entrance door with frosted window panel, central heating radiator, stairs to the first floor landing, understairs storage and doors to the lounge and kitchen/diner.

LOUNGE
8'9" x 11'6" (2.67m x 3.53m)
UPVC double glazed bay window to the front elevation, central heating radiator and feature fireplace with wood surround.

KITCHEN/DINER
16'4" x 8'7" (4.98m x 2.64m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer, integrated oven with electric hob, space for a fridge/freezer and space for a washing machine. UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the conservatory, central heating radiator and built in storage. Side door to the porch.

CONSERVATORY
10'11" x 8'5" (3.35m x 2.58m)
UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the garden.

SIDE PORCH
Access to the utility area and storage area (1.66m x 1.88m).

UTILITY
3'11" x 5'5" (1.2m x 1.66m)
Wall units with laminate work surface over, space for a fridge and dryer.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, doors to two bedrooms, bathroom and walk in wardrobe with stairs to the loft room.

BEDROOM ONE
8'0" x 7'5" (2.44m x 2.28m)
UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

BEDROOM TWO
9'7" x 8'11" (2.94m x 2.74m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
6'2" x 5'4" (1.9m x 1.65m)
Three piece suite comprising wall mounted shower over the bath, low flush w.c. and vanity wash hand basin. UPVC double glazed frosted window to the rear elevation, central heating radiator and fully tiled walls.

WALK IN WARDROBE
8'8" x 6'6" (2.66m x 2.0m)
UPVC double glazed window to the front elevation, central heating radiator and stairs to the loft room.

LOFT ROOM
15'6" x 9'0" (4.73m x 2.76m)
UPVC double glazed window to the side, velux window to the rearm, storage eaves and built in storage cupboard.

OUTSIDE
To the front is gated entry leading to driveway parking for one vehicle and lawned garden with bush and shrubbery border. To the rear is a decked patio seating area leading to a good sized lawned garden with corner stone paved patio with pergola and seating area.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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.