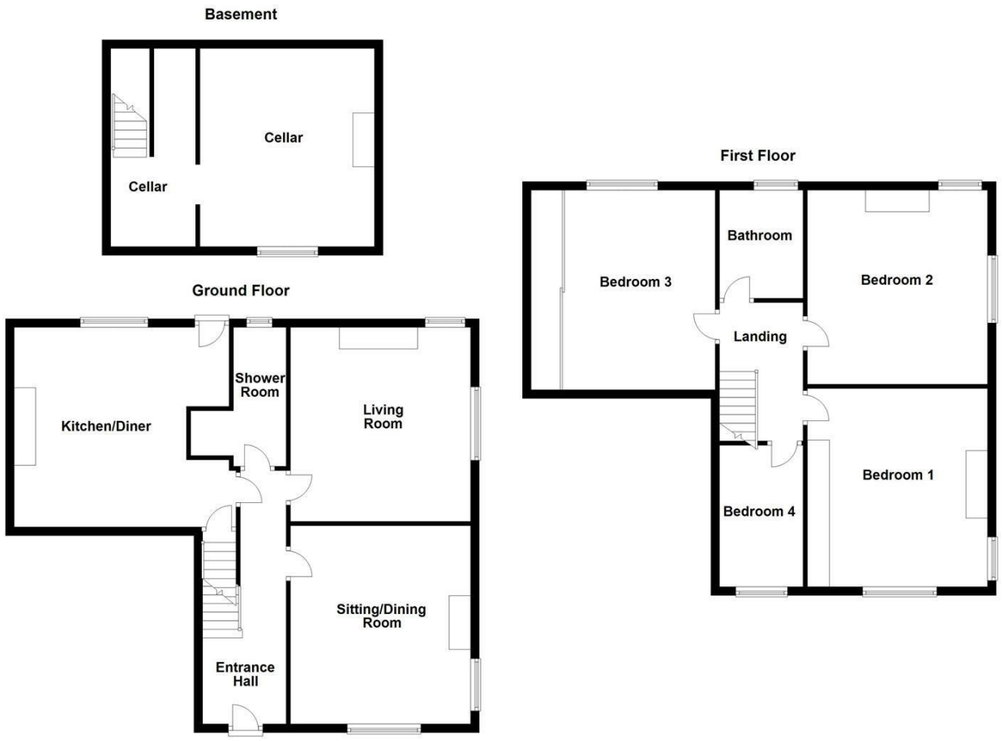


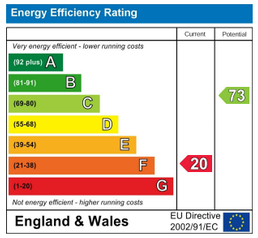


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 339572,
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.

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# 11 Boldgrove Street, Dewsbury, WF12 8NA

## For Sale Freehold Guide Price £360,000 - £370,000

A superb opportunity to purchase this four bedroom semi detached period property enjoying a tucked away position and an abundance of original features with spacious living accommodation and well proportioned gardens to all three sides.

The property briefly comprises of entrance hall, sitting/dining room, living room, four piece shower room/w.c. and kitchen/diner with access to two useful cellar rooms. The first floor landing leads to four bedrooms and three piece suite house bathroom/w.c. Outside to the front there is a patterned concrete pathway and larger than average lawned front garden. A pathway leads down the front and side with a patterned concrete seating area, attractive lawned garden and a cast iron gate providing access into the rear garden. The rear garden has two lawned gardens with block paved patio in between and a timber swing gate providing access onto the shared driveway with Yorkshire stone flagged driveway and detached double garage, as well as two brick built outbuildings, which are currently used as a workshop and store room. Timber fences surround the front, side and rear making the gardens enclosed.

The property is located close to local amenities and schools, with great access to the M1 and M62 motorway links which are only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Solid wooden front entrance door with stained glass insert and sunlight above leading into the entrance hall. Coving to the ceiling, dado rail, tall skirting boards, central heating radiator, wood panelling and stairs leading to the first floor. Solid wooden doors leading into the living room, sitting/dining room, downstairs shower room and kitchen/diner.

### SITTING/DINING ROOM
13'8" x 15'0" [4.19m x 4.59m]
Two timber single glazed sash windows to the front and side, ornate coving to the ceiling, central heating radiator, LED uplights over the curtains, tall skirting boards and stone hearth with decorative brick surround and solid wooden mantle over.

### LIVING ROOM
14'9" x 13'9" [4.51m x 4.20m]
Two UVPC double glazed windows to the side and rear, ornate coving to the ceiling, tall skirting boards, ceiling rose and central heating radiator. Modern gas fire on a tiled hearth with tiled decorative interior and detailed solid wooden surround.

### SHOWER ROOM/W.C.
10'5" x 7'3" [max] x 4'0" [min] [3.18m x 2.23m [max] x 1.22m [min]]
Four piece suite comprising low flush w.c., bidet, wash basin with two taps built into a vanity unit below and shower cubicle with mixer shower. Fully tiled walls, central heating radiator, timber single glazed frosted sash window overlooking the rear aspect.

### KITCHEN/DINER
16'11" x 14'5" [5.16m x 4.40m]
Range of wall and base units with laminate work surface over and tiled splash back above, dual stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge or freezer, integrated AEG double oven and grill with four ring gas hob and UPVC double glazed window overlooking the rear aspect. Central heating radiator, solid wooden door with timber single glazed sunlight above and door providing access to the cellar rooms.

### CELLAR ROOM
14'9" x 7'1" [4.51m x 2.18m]
Light, Yorkshire stone flagged floor, timber single glazed window overlooking the front aspect and the boiler is housed in here.

### CELLAR
6'4" x 14'11" [1.94m x 4.55m]
Light and Yorkshire stone flagged floor.

### FIRST FLOOR LANDING
Central heating radiator, part dado rail, ornate coving to the ceiling and doors leading to four bedrooms and the house bathroom.

### BEDROOM ONE
13'9" x 15'1" [4.21m x 4.60m]
UPVC double glazed window overlooking the front elevation, timber single glazed sash window overlooking the side elevation, Victorian decorative fireplace with tiled interior and solid wooden mantle over. Fitted wardrobe to one wall with sliding doors, two central heating radiators and tall skirting boards.

### BEDROOM TWO
13'10" x 14'11" [4.24m x 4.55m]
Tall skirting boards, two timber single glazed sash windows overlooking the side and rear, central heating radiator, picture rail and two central heating radiators.

### BEDROOM THREE
11'3" x 14'5" [3.45m x 4.41m]
Fitted wardrobes to one wall with sliding doors, loft access, central heating radiator, coving to the ceiling and timber single glazed sash window overlooking the rear elevation. Pedestal wash basin with two taps and tiled splash back.

### BEDROOM FOUR
10'9" x 6'3" [3.30m x 1.93m]
Timber single glazed window overlooking the front elevation and central heating radiator.

### BATHROOM/W.C.
7'9" x 6'4" [2.38m x 1.94m]
Three piece suite comprising panelled bath with two taps and mixer shower over, low flush w.c. and pedestal wash basin with two taps. Half tiled walls, central heating radiator, UPVC double glazed frosted window to the rear elevation.

### OUTSIDE
To the front of the property there is on street parking and a cast iron gate providing access into the larger than average lawned front garden with patterned concrete pathway leading adjacent to an attractive lawned garden with planted borders, mature trees and bushes. The pathway leads up to the front door with outside light and patterned concrete running down the front and side with an attractive lawned side garden with privet hedges bordering, a palm tree and timber seating area with patterned concrete patio area with fruit trees. A cast iron gate provides access into the rear where there is a Yorkshire stone flagged pathway leading to the rear door of the kitchen/diner and block paved patio area, perfect for al fresco dining and a lawned garden, timber shed and glass greenhouse. A large timber swing gate provides access onto the shared driveway to the side leading to a Yorkshire stone flagged driveway and up to the detached double garage.

### DOUBLE GARAGE
14'5" x 19'9" [4.40m x 6.02m]
Open garage with light.

### WORKSHOP
13'7" x 11'8" [4.15m x 3.56m]
Yorkshire stone flagged floor, built in work benches with vices, power and light. Sink with mixer tap.

### STORE ROOM
8'8" x 7'11" [2.65m x 2.42m]
Brick built store room, timber door to the side and light within.

### 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.