



WAKEFIELD  
01924 291 294

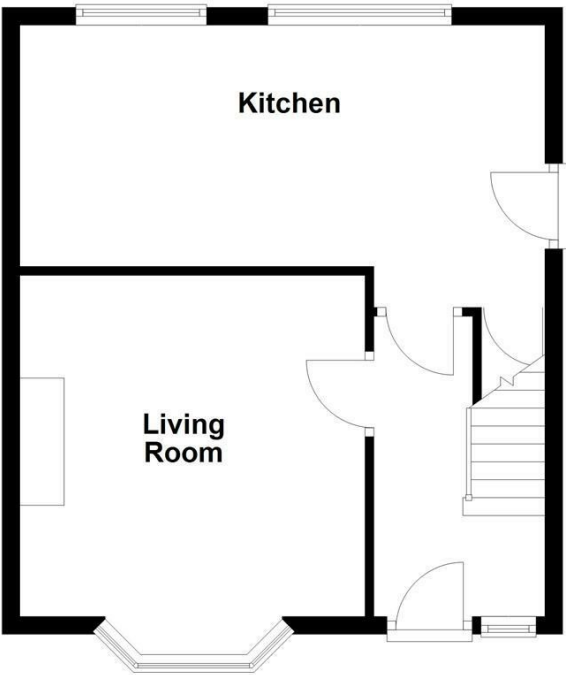
OSSETT  
01924 266 555

HORBURY  
01924 260 022

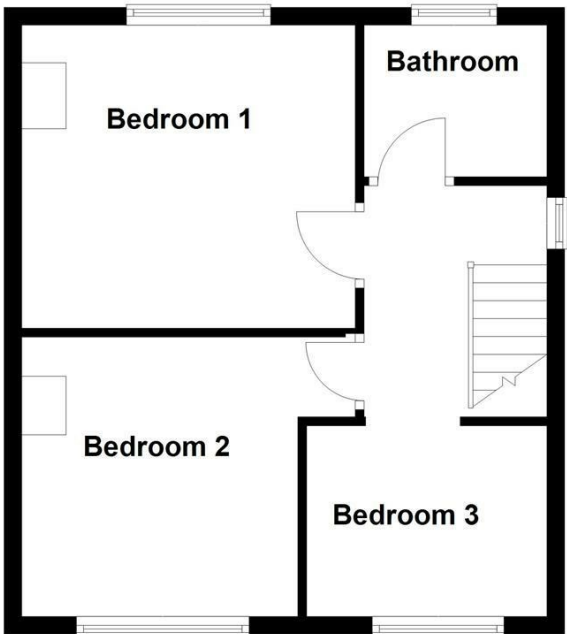
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

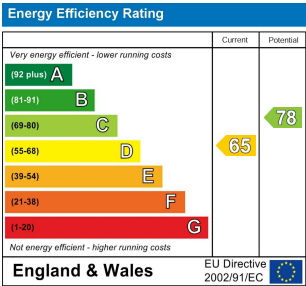


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 14 Bank View, Earlsheaton, Dewsbury, WF12 8HH

### For Sale Freehold £169,950

An attractive three bedroom semi detached property offering well proportioned and superbly presented accommodation, complemented by enclosed gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, kitchen, and lounge to the ground floor. To the first floor, the landing provides access to three bedrooms and a modern three piece house bathroom. Externally, steps lead to the front entrance with an enclosed lawned garden. To the rear is a predominantly lawned, tiered garden, enclosed by wall and hedge boundaries, providing a pleasant and private outdoor space.

Ideally positioned close to a range of local amenities, well regarded schools, and excellent motorway links, the property is particularly well suited to commuters and families alike.

A full internal inspection is essential to fully appreciate the quality and space on offer, and early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Front facing UPVC double glazed entrance door with adjacent UPVC double glazed window leads into the entrance hall. The entrance hall features stairs to the first floor, an understairs storage cupboard, double central heating radiator, and doors providing access to the lounge and kitchen.

### KITCHEN

76" x 165" [2.31m x 5.02m]

A range of wall and base units with complementary wood effect work surfaces, incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a full size fridge freezer, dishwasher and washing machine, along with an inbuilt electric oven, four ring gas hob and extractor hood above. Tiled splashbacks, tile effect laminate flooring, two rear facing UPVC double glazed windows, a UPVC double glazed door leading out to the side, and a useful storage cupboard.



### LOUNGE

117" x 123" [3.54m x 3.75m]

A UPVC double glazed bay window to the front, wood effect flooring and double central heating radiator.



### FIRST FLOOR LANDING

A UPVC double glazed window to the side, loft hatch access, and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

10'11" x 11'5" [3.33m x 3.48m]

A rear facing UPVC double glazed window and carpeted flooring.



### BEDROOM TWO

12'8" x 9'6" [3.87m x 2.92m]

A front facing UPVC double glazed window and laminate flooring.



### BEDROOM THREE

6'11" x 8'1" [2.13m x 2.48m]

A front facing UPVC double glazed window and carpeted flooring.



### BATHROOM/W.C.

6'2" x 5'6" [1.88m x 1.68m]

A white three piece suite including a panelled bath, pedestal wash basin, and low flush w.c. Full tiling to the walls, tiled flooring, a rear facing UPVC double glazed frosted window and a heated towel rail.



### OUTSIDE

Externally, the property benefits from security lights. To the front of the property, steps lead up to the entrance and there is an enclosed lawned garden with a gate leading directly to the garden. To the rear is a mainly lawned, tiered garden, enclosed by wall and hedge boundaries. There is a useful outbuilding, used for storage.



### 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.