Richard Kendall Estate Agent

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19 Ennerdale Avenue, Hanging Heaton, Dewsbury, WF12 7NH

For Sale Freehold Offers In The Region Of £420,000

Located in a fantastic position overlooking Hanging Heaton Golf Couse and far reaching views to the rear is this superbly appointed and deceptively spacious four bedroom detached family home.

With UPVC double glazing and gas central heating, the property fully comprises entrance hall, integral garage, hallway leading to downstairs w.c., large lounge/dining room, kitchen, two bedrooms and bathroom/w.c. Stairs to the first floor lead to two further bedrooms (bedroom two with potential to create an en suite shower room) and an additional house bathroom/w.c. Outside to the front is a lawned garden with plants and shrubs bordering incorporating block paved driveway and to the side providing ample off street parking. Whilst to the rear is an attractive lawned garden incorporating stone flagged terraced patio areas with plants, trees and shrubs taking in the fantastic views of the golf course.

Situated in the popular part of Hanging Heaton, the property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short distance away, perfect for those looking to commute further afield.

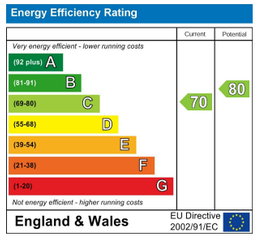
Simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully appreciate the spacious accommodation on offer and to avoid disappointment.

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 side entrance door with frosted side panel, doors into the garage and hallway.

GARAGE
9'6" x 20'11" (2.90m x 6.40m)
Up and over door, UPVC double glazed frosted window to the side, space for white goods and the combi boiler is housed here.

HALLWAY
Radiator, stairs to the first floor landing with understairs storage, two radiators, coving to the ceiling and doors to the kitchen, lounge/diner, two bedrooms, bathroom and w.c.

W.C.
6'11" x 3'2" (2.11m x 0.97m)
Low flush w.c., vanity wash hand basin, part tiled walls, fully tiled floor, radiator and UPVC double glazed frosted window to the side.

KITCHEN
14'8" x 12'5" (4.48m x 3.80m)
Range of modern fitted wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated combi microwave, integrated fridge, integrated double oven and grill with touch screen induction electric hob and filter hood above. Under plinth lighting, UPVC double glazed windows to the rear and side. UPVC side door, herringbone effect flooring, radiator and further portrait radiator.

LOUNGE/DINER
11'10" (min) x 19'3" (max) x 18'2" (3.61m (min) x 5.87m (max) x 5.54m)
Gas fire on an attractive Portuguese limestone fireplace with full surround, coving to the ceiling, two radiators, UPVC double glazed window and UPVC double glazed French doors to the rear.

BEDROOM THREE/SITTING ROOM
10'10" x 12'0" plus walk in area (3.32m x 3.66m plus walk in area)
UPVC double glazed window to the front, radiator and electric fire with modern surround.

BEDROOM ONE
10'9" x 14'0" (3.30m x 4.27m)
UPVC double glazed window to the front, radiator and fitted wardrobes with sliding mirror doors.

BATHROOM/W.C.
6'9" x 10'1" (2.07m x 3.09m)
Four piece suite comprising concealed cistern low flush w.c., tiled bath, vanity wash basin and corner shower cubicle with mixer shower and separate attachment. Fully tiled walls and floor. UPVC double glazed frosted window to the side, heated chrome towel radiator and recess LED spotlights.

FIRST FLOOR LANDING
UPVC double glazed velux window to the front, doors to two bedrooms, bathroom and airing cupboard.

BEDROOM FOUR
7'5" (max) x 6'5" (min) x 15'5" (2.28m (max) x 1.98m (min) x 4.70m)
UPVC double glazed window to the rear, low level radiator and double doors to built in wardrobe space with door to the eaves for storage behind.

BEDROOM TWO
12'5" (max) x 7'8" (min) x 15'1" (3.80m (max) x 2.35m (min) x 4.61m)
UPVC double glazed window to the rear, radiator, recess ceiling spotlights and built in double wardrobe space.

BATHROOM/W.C.
6'5" x 11'8" (1.97m x 3.58m)
Three piece suite comprising ceramic tiled bath, vanity wash hand basin and low flush w.c. UPVC double glazed window to the rear, radiator, recess ceiling spotlights and fully tiled walls and floor.

OUTSIDE
To the front is an attractive lawned garden with with plants and shrubs bordering and block paved driveway to the front and side providing ample off street parking with the added benefit of a brick built garage with up and over door. The property has an attractive lawned garden with plants, trees and shrubs bordering incorporating stone flagged terrace patio areas overlooking Hanging Heaton Golf Course.

COUNCIL TAX BAND
The council tax band for this property is E.

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.