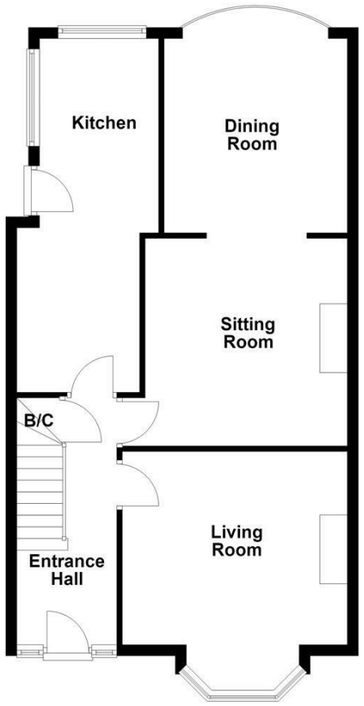
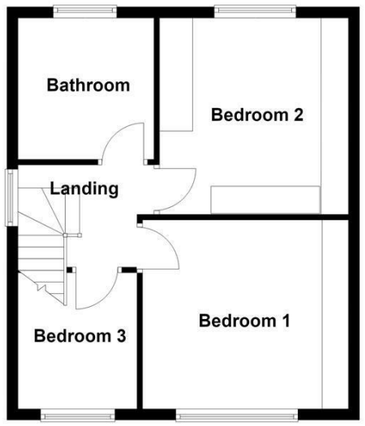
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor




First Floor







# 41 Heaton Avenue, Earlsheaton, Dewsbury, WF12 8AQ

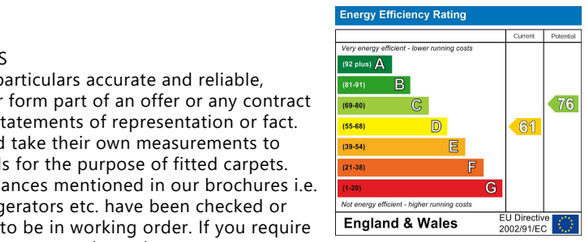
## For Sale Freehold £250,000

A fantastic opportunity to purchase this three bedroom detached family home, occupying a cul-de-sac position and offering generous accommodation together with ample off road parking, a detached double garage and an attractive enclosed rear garden.

The property is approached via a planted front garden and tarmacadam driveway, with a covered porch leading into the entrance hall. From here, doors provide access to the boiler cupboard, extended kitchen and two separate reception rooms. The living room features a walk-in bay window and feature fireplace, while the sitting room also benefits from a fireplace and opens through into the dining room overlooking the rear garden. The extended kitchen is fitted with a range of wall and base units together with integrated appliances and provides access to the side of the property. To the first floor are three well proportioned bedrooms, with bedrooms one and two both benefitting from fitted furniture, together with a four piece house bathroom. Externally, the driveway continues down the side of the property to a detached double garage with power and lighting. The rear garden is mainly laid to lawn with established borders and a block paved patio area beneath a timber pergola.

The property is well placed for local amenities and schools, with regular bus services providing access towards Dewsbury, Wakefield and Leeds. The M1 and M62 motorway networks are also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal the space and potential this appealing family home has to offer. An early viewing is 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.

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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*

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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.

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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
Solid timber front entrance door leading into the entrance hall. Two timber framed single glazed stained glass windows positioned to either side of the entrance door. Central heating radiator and staircase providing access to the first floor landing. Four doors provide access to the boiler cupboard, extended kitchen, living room and sitting room.

### LIVING ROOM
14'4" x 13'3" (4.37m x 4.05m)
Walk-in bay window with timber framed single glazed stained glass windows overlooking the front elevation. Central heating radiator, coving to the ceiling and four wall lights. Feature gas fire set on a tiled hearth with decorative inset and solid timber surround.



### SITTING ROOM
13'4" x 12'2" (4.08m x 3.73m)
Feature archway leading through into the dining room. Feature gas fire set on a tiled hearth with stone surround and solid timber mantle above. Picture rail, decorative timber beams to the walls, three wall lights and central heating radiator.



### DINING ROOM
11'6" x 10'1" (3.52m x 3.08m)
UPVC double glazed window overlooking the rear elevation. Three wall lights and central heating radiator.



### KITCHEN
21'5" x 7'0" (6.54m x 2.14m)
Fitted with a range of wall and base units with granite covering over the original work surfaces and tiled splashbacks. One and a half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated twin oven and grill, separate four ring gas hob with extractor hood above, integrated microwave, integrated fridge and separate integrated freezer. Space and plumbing for a washing machine and space for a tumble dryer beneath the work surfaces. Display cabinets with glazed fronts, inset spotlights to the ceiling and central heating radiator. Two UPVC double glazed windows overlooking the side and rear elevations. UPVC double glazed side entrance door.

### FIRST FLOOR LANDING
Loft access. Frosted UPVC double glazed window overlooking the side elevation. Four doors provide access to three bedrooms and the house bathroom.

### HOUSE BATHROOM
8'5" x 6'11" (2.59m x 2.13m)
Fitted with a four piece suite comprising panelled bath with twin taps, pedestal wash basin with twin taps, low flush W.C. and separate shower enclosure with frosted glazed door and mixer shower. Fully tiled walls, central heating radiator and frosted double glazed window overlooking the rear elevation.

### BEDROOM ONE
11'5" x 10'10" (3.50m x 3.31m)
Timber framed single glazed stained glass window overlooking the front elevation. Central heating radiator. Range of fitted wardrobes together with fitted drawers and overhead storage cupboards to one wall.



### BEDROOM TWO
11'8" x 11'2" (3.56m x 3.41m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator. Range of fitted wardrobes, fitted dressing table and fitted drawers.



### BEDROOM THREE
8'2" x 6'0" (2.50m x 1.83m)
Timber framed single glazed stained glass window overlooking the front elevation. Fixed shelving over the stair bulkhead. Double door storage cupboard positioned above the entrance to the room.



### DETACHED DOUBLE GARAGE
19'7" x 17'5" (5.98m x 5.32m)
Detached double garage with manual up and over door. Timber framed single glazed window to the side. Power, lighting and external wall mounted light.

### OUTSIDE
To the front is an established planted garden with a central paved pathway. A tarmacadam driveway provides ample off road parking for several vehicles and continues down the side of the property. A covered timber entrance porch sits above the front door with an external light. The driveway continues to the detached double garage. The rear garden incorporates an attractive curved lawn with planted borders to three sides. A block paved patio area sits alongside the garage with a timber pergola over. Outside water point. The garden is enclosed by timber panel fencing to three sides.



### 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 OSSETT
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.