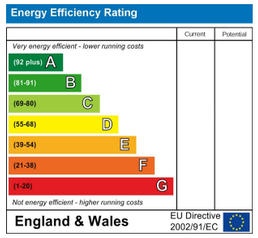


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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



3 The Pines, Earlsheaton, Dewsbury, WF12 8RN

For Sale Freehold £475,000

A fantastic opportunity to purchase this individually built five bedroom detached family home, offering substantial accommodation arranged over four floors and occupying a pleasant cul-de-sac position in Earlsheaton.

The ground floor accommodation begins with a welcoming entrance hall providing access to the integral garage, downstairs W.C. and useful utility room. The utility in turn opens into a versatile gym/cinema room, providing excellent additional living or recreational space. To the first floor is an impressive kitchen diner with breakfast island, integrated appliances and patio doors opening onto the rear garden. The spacious lounge occupies the front of the property and features a gas fireplace together with patio doors opening onto a balcony enjoying far reaching views. The second floor provides three bedrooms and the four piece family bathroom. The principal bedroom benefits from its own dressing room and en suite shower room. A further staircase leads to the third floor, where two additional double bedrooms provide excellent accommodation for larger or growing families, with useful eaves storage and Velux style roof windows. Externally, the property benefits from a block paved driveway providing ample off road parking and access to the integral garage. To the rear is an enclosed two-tier garden incorporating a flagged patio, lawn and timber decked seating area.

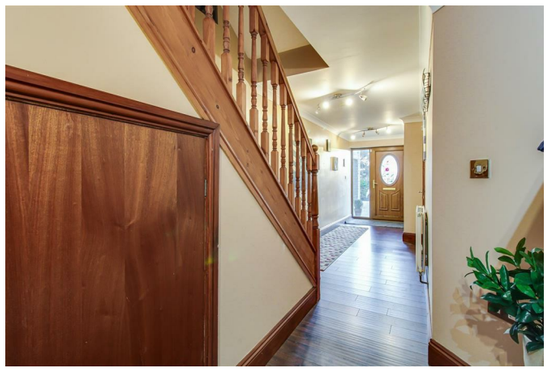
Earlsheaton is well placed for local shops, amenities and schools, with convenient access into Dewsbury town centre and Dewsbury railway station. Motorway connections are also within easy reach for those travelling further afield.

Offered for sale with vacant possession and no onward chain, only a full internal inspection will truly reveal the space and versatility this impressive family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Access to the integral garage, downstairs W.C. and utility room.



INTEGRAL GARAGE
19'11" x 10'9" (6.08m x 3.29m)
Manual up and over door. Power and lighting. Carpeted flooring.

W.C.
6'3" x 3'11" (1.92m x 1.21m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin with mixer tap. Tiled flooring, part tiled walls and extractor fan.

UTILITY ROOM
8'7" x 7'6" (2.62m x 2.29m)
Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Vinyl flooring and central heating radiator. Worcester Bosch gas fired combination boiler. Opening leading through into the gym/cinema room.

GYM/CINEMA ROOM
19'8" x 9'4" (6.00m x 2.87m)
A versatile additional room suitable for use as a gym, cinema room or further recreational space. Carpeted flooring, power and lighting.

FIRST FLOOR LANDING
Carpeted flooring, central heating radiator and frosted UPVC double glazed window overlooking the side elevation. Further staircase providing access to the second floor. Openings provide access to the kitchen diner and lounge.

KITCHEN DINER
18'0" x 11'4" (5.50m x 3.46m)
Fitted with a range of wall and base units with laminate work surfaces over and a central breakfast island. Stainless steel sink and drainer with mixer tap. Range cooker with hob and extractor hood above. Integrated dishwasher and integrated fridge and freezer. Tiled splashbacks, laminate flooring and inset spotlights to the ceiling. Central heating radiator. UPVC double glazed window overlooking the rear elevation and UPVC patio doors opening onto the rear garden.



LOUNGE
24'6" x 18'1" (7.49m x 5.53m)
Spacious reception room with laminate flooring and useful overstairs storage. Feature gas fireplace with stone effect surround. Central heating radiator and frosted UPVC double glazed window overlooking the side elevation. UPVC patio doors with adjoining UPVC double glazed windows open onto the front balcony.



BALCONY
Concrete balcony enjoying far reaching views across the surrounding area. Timber boarding and inset lighting.

SECOND FLOOR LANDING
Carpeted flooring and central heating radiator. Frosted UPVC double glazed window overlooking the side elevation together with a timber framed Velux style roof window. Doors provide access to bedrooms one, two and three and the house bathroom. Further staircase providing access to the third floor.

BEDROOM ONE
18'0" x 12'5" (5.50m x 3.81m)
UPVC double glazed bay window overlooking the front elevation. Carpeted flooring and inset spotlights to the ceiling. Access to a dressing room and en suite shower room.



EN SUITE SHOWER ROOM
7'6" x 3'5" (2.29m x 1.05m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and walk-in shower enclosure with mixer shower and shower attachment. Fully tiled walls, chrome ladder style heated towel radiator and extractor fan.

DRESSING ROOM
6'6" x 5'11" (2.00m x 1.82m)
Carpeted flooring. Range of fitted storage units.

HOUSE BATHROOM
Fitted with a four piece suite comprising low flush W.C., pedestal wash basin, panelled bath with shower attachment and separate walk-in shower enclosure with mixer shower. Fully tiled walls, vinyl flooring and two central heating radiators. Timber framed window overlooking the side elevation and ceiling light.



BEDROOM TWO
11'1" x 10'0" (3.38m x 3.07m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.

BEDROOM THREE
11'0" x 6'5" (3.36m x 1.98m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.

THIRD FLOOR LANDING
Carpeted flooring and built-in storage. Timber framed Velux style roof window overlooking the side elevation. Doors provide access to bedrooms four and five.

BEDROOM FOUR
14'4" x 19'11" (4.38m x 6.08m)
Double bedroom with carpeted flooring, central heating radiator, useful eaves storage and timber framed Velux style roof windows.

BEDROOM FIVE
18'7" x 10'1" (5.67m x 3.09m)
Double bedroom with carpeted flooring and central heating radiator. Useful eaves storage.Timber framed Velux style roof windows overlooking both side elevations.

OUTSIDE
To the front is a block paved driveway providing ample off road parking. Access to the integral garage and main entrance door. To the rear is an enclosed two-tier garden bordered by timber fencing. The lower level incorporates a flagged patio area, ideal for outdoor dining and entertaining. Steps lead to a lawned section and further timber decked seating area.



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.