



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



8 Jilling Gardens, Dewsbury, WF12 8DF

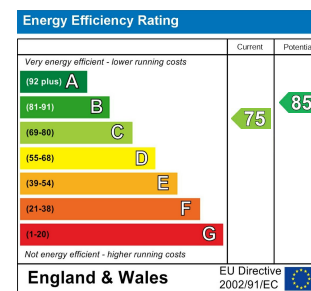
For Sale Freehold £300,000

Deceptive from the front and offering substantial floor space spread over three levels is this superbly appointed and attractive four bedroom detached family home, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises; entrance hall, lounge, modern open plan kitchen/diner with two sets of French doors to the garden and downstairs w.c. to complete the ground floor. The first floor landing leads to three bedrooms, one with en suite facilities, in addition to the house bathroom/w.c. The principal bedroom with en suite wet room is located on the second floor. Outside, there is a lawned garden to the front with flagged pathway leading to the front entrance door. A tarmac driveway provides off street parking for several vehicles leading by the side of the property to detached garage. Whilst to the rear there is an attractive south facing, low maintenance garden with artificial lawn, mature plants and paved patio area, ideal for entertaining purposes.

The property is situated within easy commute of the motorway network to Wakefield and Leeds. Within walking distance of Manor Croft Academy and across the road from the greenway on which you can walk to Ossett or Dewsbury and access miles of field, woodland walks and bridleways.

Simply a fantastic home, ideal for the growing family, on which an early viewing comes highly recommended to fully appreciate the accommodation on offer.



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.

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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and doors to the lounge, kitchen/diner and downstairs w.c.

LOUNGE

16'1" x 10'10" into bay [4.91m x 3.31m into bay]

UPVC double glazed walk-in bay window to the front, laminate flooring and central heating radiator.



KITCHEN/DINER

18'6" x 12'10" [5.65m x 3.93m]

Comprising a range of modern wall and base units with contrasting laminate work surfaces incorporating 1.5 stainless steel sink and drainer. Plumbing and spaces for a washing machine and dishwasher, integrated oven, grill and combi microwave, space for an American-style fridge/freezer, concealed boiler, tile effect flooring, storage cupboard, central heating radiator and two sets of UPVC double glazed French doors to the rear garden.

DOWNSTAIRS W.C.

Two piece suite comprising wash basin and low flush w.c. Part tiled walls, Karndean flooring and towel radiator.

FIRST FLOOR LANDING

Airing cupboard, staircase to the second floor landing and doors to three bedrooms and the house bathroom/w.c.

BEDROOM TWO

12'10" x 10'10" max [3.92m x 3.32m max]

UPVC double glazed window to the front, central heating radiator and built-in double wardrobe. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

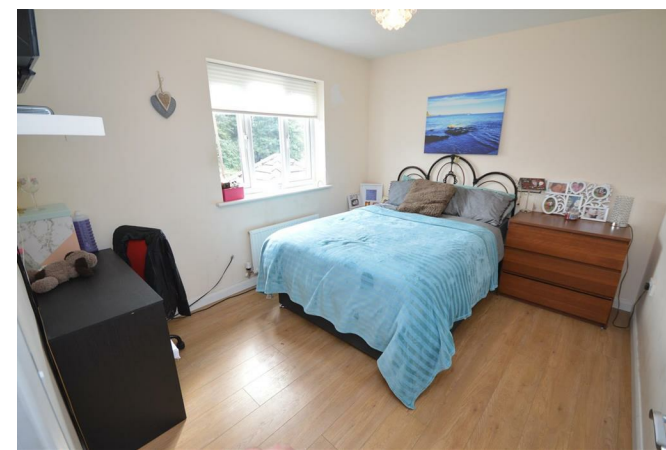
7'4" x 4'8" max [2.24m x 1.43m max]

Three piece suite comprising shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Part tiled walls, tile effect flooring and central heating radiator.

BEDROOM THREE

11'1" x 10'5" [3.39m x 3.18m]

UPVC double glazed window to the rear, central heating radiator, laminate flooring and built-in double wardrobe.



BEDROOM FOUR

9'3" x 7'2" [2.84m x 2.20m]

UPVC double glazed window to the front, central heating radiator, laminate flooring and built-in double wardrobe.

HOUSE BATHROOM/W.C.

7'2" x 5'11" [2.20m x 1.82m]

Three piece suite comprising panelled bath with mixer shower attachment, pedestal wash basin and low flush w.c. Part tiled walls, tile effect flooring, UPVC double glazed frosted window to the rear and central heating radiator.



SECOND FLOOR LANDING

UPVC double glazed frosted window to the side, laminate flooring and double glazed Velux style window. Door to the principal bedroom.

BEDROOM ONE

19'5" x 11'1" max [5.94m x 3.38m max]

Two sets of built-in double wardrobes, UPVC double glazed window to the front, two central heating radiators and laminate flooring. Door to the en suite wet room/w.c.



EN SUITE WET ROOM/W.C.

4'9" x 4'5" [1.46m x 1.35m]

Wet room style flooring with wall mounted mixer shower, wash basin and low flush w.c. Towel radiator, part tiled walls, UPVC double glazed Velux style window to the rear and inset spotlights to the ceiling.



OUTSIDE

There is a lawned garden to the front with flagged pathway leading to the front entrance door. A tarmac driveway provides off street parking for several vehicles leading by the side of the property to detached garage. Whilst to the rear there is an attractive, low maintenance garden with artificial lawn and paved patio, ideal for entertaining purposes.



PLEASE NOTE

There is a charge of £15.00 per month for the upkeep of communal green areas.

COUNCIL TAX BAND

The council tax band for this property is D.

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.