



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

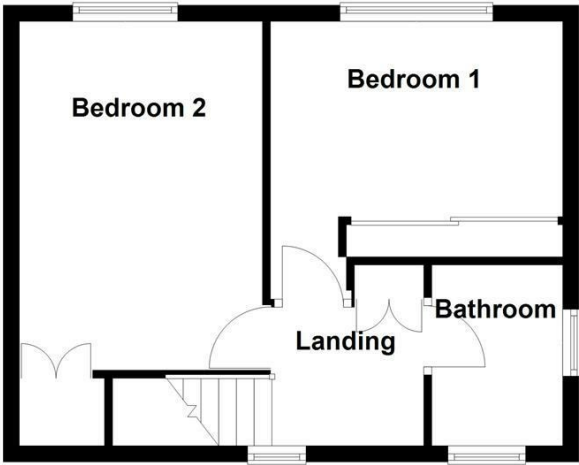
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

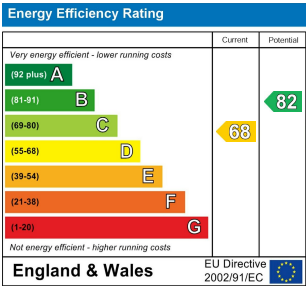


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



47 Dodworth Drive, Wakefield, WF2 7EZ
For Sale Freehold £165,000

Situated in a sought after area is this well presented two bedroom semi detached property. Boasting two good sized bedrooms, off street parking and an open plan kitchen dining room, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall, living room and kitchen dining room on the ground floor. To the first floor of the property we have access to two double bedrooms and the house bathroom. To the front of the property there is a driveway providing off road parking alongside a paved pathway that leads down the side of the property to the rear garden. A lawned garden and a paved patio sitting area, perfect for outdoor dining and entertaining, sits to the rear of the property.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendl Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

An ideal home for the first time buyer, couple or small family looking to gain access onto the property market. This fantastic home deserves an early viewing to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door into the entrance hall. Central heating radiator, door to living room, stairs to first floor landing.

LIVING ROOM

14'0" x 13'1" [4.29m x 4.0m]

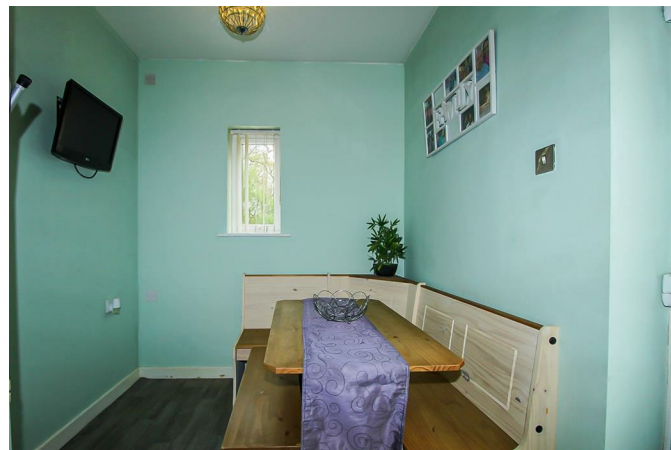
UPVC double glazed window to the rear, central heating radiator. Feature gas fire place with wood surround. Door into the kitchen dining room.



KITCHEN DINING ROOM

17'3" x 11'6" [5.26m x 3.51m]

Two UPVC double glazed windows to the front and rear, UPVC double glazed door to the side, central heating radiator. A range of wall and base units with laminate worksurface over, space for an electric cooker, space for a washing machine, space for a fridge freezer.



FIRST FLOOR LANDING

UPVC double glazed window to the front, doors into two bedrooms and a bathroom.

BEDROOM ONE

11'3" x 11'11" [3.45m x 3.64m]

UPVC double glazed window to the rear, central heating radiator. Built in wardrobes with sliding doors.



BEDROOM TWO

14'2" x 9'11" [4.34m x 3.04m]

UPVC double glazed window to the rear, central heating radiator, built in storage cupboard over the stairs.



BATHROOM

7'4" x 5'4" [2.25m x 1.63m]

Two frosted UPVC double glazed window to the side and front, central heating radiator, partially tiled walls. Three piece suite with a wall mounted shower over the bath, wash hand basin with mixer tap and tiled splashback and a W.C..



OUTSIDE

To the rear of the of the property there is a spacious flagged patio seating area leading to a low maintenance lawn with pebbled and bush borders and wood fence surround. Side gated access leads to the front of the property where there is a driveway providing off road parking.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.