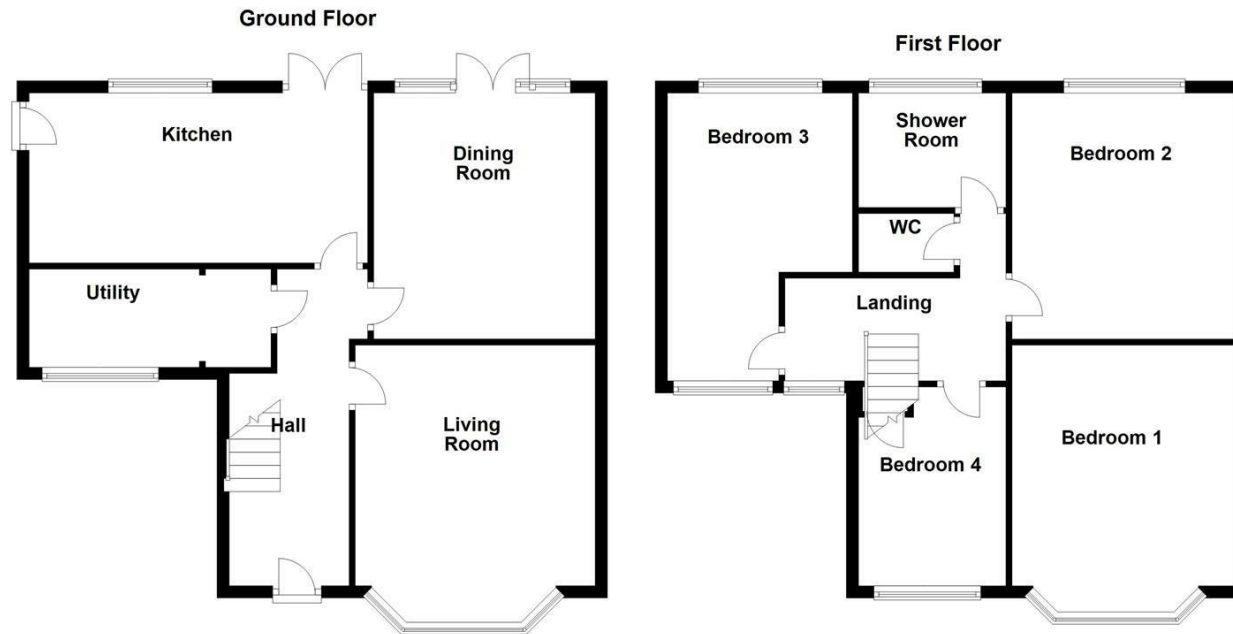




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## 23 Ullswater Road, Dewsbury, WF12 7PS

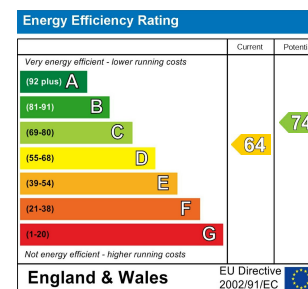
**For Sale Freehold £390,000**

Occupying a fantastic plot is this well presented four bedroom detached property benefiting from two reception rooms, two separate driveways, attached garage, beautiful rear garden with patio seating.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, extended utility area, first floor landing, four bedrooms, shower room and separate w.c. Externally the property benefits from split driveways by lawn and an attached garage. The rear has a beautiful well maintained garden with several patio seating areas.

Situated on Ullswater Road, this is ideally located for all local shops and amenities that both Ossett and Dewsbury have to offer, plus only a short drive away from the motorway network for those looking to commute further afield to either Leeds or Wakefield.

Ready to move into, this would make a superb family home and a viewing is highly recommended to truly appreciate everything 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 HALLWAY

Front UPVC entrance door, central heating radiator, stairs to the first floor, access to the living room, dining room and kitchen. Access to the utility room under the stairs.

### LIVING ROOM

13'0" x 12'11" (3.97m x 3.96m)

UPVC double glazed bay window to the front elevation, two central heating radiators (one floor to ceiling), wood panelling to one side with a feature fireplace with stone surround and gas fire. Wall light points.



### DINING ROOM

13'3" x 12'0" (4.04m x 3.66m)

UPVC double glazed window to the rear elevation, UPVC double glazed floor to ceiling windows to either side, gas central heating radiator, wall lights, gas fireplace with brick surround.



### KITCHEN

18'3" x 9'2" (5.57m x 2.80m)

UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear, UPVC door to the side. The kitchen has an array of wall and base units for storage with laminate worktops, stainless steel 1 1/2 sink and drainer unit,

integrated gas hob, integrated oven, integrated fridge freezer, spotlights to the ceiling, tiled splashback, central heating radiator.

### UTILITY ROOM

5'3" x 12'9" (1.61m x 3.90m)

UPVC double glazed window to the front elevation, an array of base units for storage with laminate worktops, stainless steel sink and drainer unit, plumbing for washer and dryer, plumbing for a fridge freezer, central heating radiator and pantry area.

### FIRST FLOOR LANDING

Access to bedrooms and family bathroom/w.c.

### BEDROOM ONE

12'10" x 12'7" (3.92m x 3.85m)

UPVC double glazed bay window to the front elevation enjoying the views, central heating radiator, fitted wardrobes to one wall.



### BEDROOM TWO

13'3" x 11'8" (4.04m x 3.58m)

UPVC double glazed window to the rear elevation, central heating radiator, two wardrobes to one wall.

### BEDROOM THREE

15'6" x 9'4" max (4.73m x 2.87m max )

UPVC double glazed windows to the front and rear, central heating radiator, wood effect flooring, fitted storage to one wall.

### BEDROOM FOUR

10'0" x 6'11" (3.05m x 2.12m)

UPVC double glazed window to the front, central heating radiator, built in storage cupboard over the bulkhead, currently used as a home office.

### SHOWER ROOM

7'11" x 6'5" (2.42m x 1.98m)

Frosted UPVC double glazed window to the rear elevation, walk in double shower with wall mounted shower and built in seat, vanity wash hand basin with mixer tap. Heated towel rail, fully tiled walls.

### SEPARATE W.C.

5'3" x 2'9" (1.61m x 0.86m)

Low flush w.c., partially tiled walls.

### OUTSIDE

To the rear there is a beautiful garden, which are split level and there is flagged patio seating, plant, bush and shrubbed borders. An easy to maintain lawn on the lower level with a shrub and bush border. Wood fencing surround and access to both sides of the property round to the front. A tarmac walkway leading to the split driveway. The right hand side driveway has a detached garage with up and over door, power and electricity. Gated. On the centre of the drives is a lawn with pebbled and bush border.



### COUNCIL TAX BAND

The council tax band for this property is E.

### EPC RATING

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

### 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.