

WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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3 Wells Road, Dewsbury, WF12 0LE

For Sale Freehold £420,000

Built and designed to exacting standards is this superbly appointed three bedroom detached family home with stunning open plan kitchen/living/dining room complete with bi-folding doors with views to the front of adjoining countryside.

With UPVC double glazing and gas central heating, the accommodation fully comprises entrance hallway, downstairs w.c/utility, open plan contemporary kitchen/living/dining room with three sets of bi-folding doors. To the first floor there are three well proportioned bedrooms, the main bedroom with en suite shower room in addition to the main house bathroom/w.c. Outside to the front there is a tarmac garden area, large double garage with twin Hormann electrically operated doors, composite patio to the side incorporating an area for a hot tub, Indian stone pathway leading to the rear Indian stone paved patio enjoying a high degree of privacy with raised borders of plants, trees and shrubs bordering.

Situated in the popular part of Dewsbury the property is well placed to local amenities including shops and schools, local bus routes are nearby.

Simply a stunning home, which truly deserves a full internal appraisal to fully reveal the quality of accommodation on offer and to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

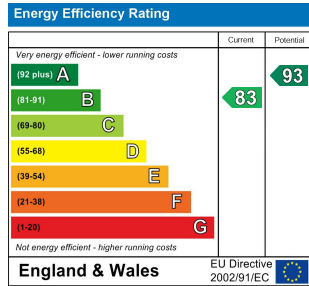
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, further composite door to the rear, Anthracite portrait radiator, stairs to the first floor landing, UPVC double glazed window to the rear, door into open plan breakfast kitchen/living room and a door to the utility/w.c. Luxury vinyl flooring.

UTILITY/W.C.

3'6" x 7'5" (1.07m x 2.28m)

UPVC double glazed frosted window to the front, concealed low flush w.c., wash basin over vanity unit, work surface, plumbing for washing machine, contemporary radiator, luxury vinyl flooring, condensing combination boiler.

KITCHEN/LIVING/DINING ROOM

26'6" x 15'10" min x 20'0" max (8.10m x 4.84m min x 6.10m max)

Contemporary grey soft close wall and base units with feature Quartz worktops, Quartz upstands, 1 1/2 stainless steel sink and Quartz drainer, mixer tap, integrated wine cooler, integrated CDA combi microwave, integrated CDA oven and grill, integrated dishwasher, integrated fridge and freezer, recessed ceiling spotlights, feature Island bar with Quartz worktop over incorporating five ring touch screen induction hob, stainless steel filter hood above, Island bar with base units and drawers, pop out USB, luxury vinyl flooring, three anthracite portrait radiators, aluminum framed bi-fold doors opening to the balustrade balcony enjoying panoramic views, aluminum framed bi-fold doors to the rear, understairs storage cloaks.



FIRST FLOOR LANDING

Feature glass balustrade, UPVC double glazed window to the rear, contemporary radiator, recessed LED spotlights, loft access. Doors to three bedrooms and bathroom/w.c.

HOUSE BATHROOM/W.C.

6'9" x 7'3" (2.07m x 2.23m)

Contemporary freestanding bath with separate attachment and freestanding mixer tap, corner shower cubicle with mixer shower having rain water head and separate attachment, UPVC double glazed frosted window to the rear, low flush w.c., wash basin with vanity drawers, luxury vinyl flooring, portrait radiator and recessed LED spotlights.



BEDROOM ONE

10'3" x 13'9" (3.14m x 4.20m)

UPVC double glazed window to the front enjoying the stunning views, radiator, sliding door to the en suite shower room



EN SUITE SHOWER ROOM

6'7" x 5'3" (2.01m x 1.61m)

Walk in double shower with mixer shower having rain waster head and a separate attachment. UPVC double glazed frosted window to the rear, portrait radiator, luxury vinyl effect flooring, wash basin over vanity cupboard, recessed LED spotlights.



BEDROOM THREE

11'0" x 4'3" min x 7'9" max (3.37m x 1.32m min x 2.38m max)

UPVC double glazed window to the front and radiator.

BEDROOM TWO

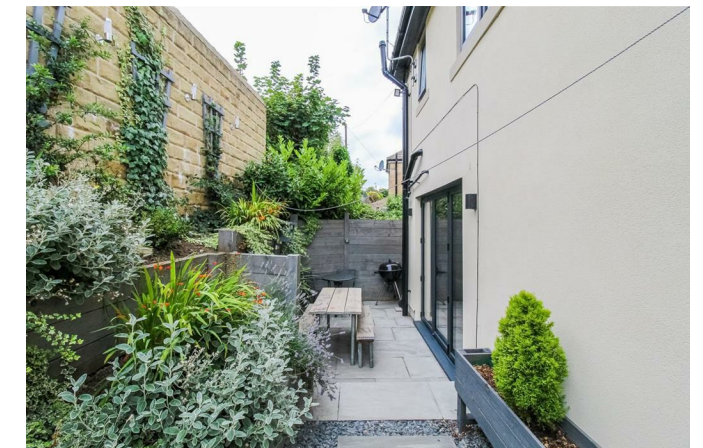
12'3" x 8'1" (3.74m x 2.48m)

UPVC double glazed window to the front enjoying the stunning views.

OUTSIDE

Down lights on the wall, solar lighting on the adjacent wall. Enjoying a high degree of privacy to the rear garden with a a private enclosed landscaped garden comprising

Indian stone path and terrace patio with raised borders. Plants, shrubs and trees. To the side there is composite decked terrace enjoying the views at the front. Space for a hot tub with timber framed surround. The front has a tarmacadam hardstanding area providing further off street parking to the double garage and there are feature glass balustrade steps leading up to the front entrance door. Outside sensor lighting.



DOUBLE GARAGE

21'6" x 34'9" max x 26'11" min (6.57m x 10.60m max x 8.21m min)

Light and power, twin electrically operated up and over doors. Hot and cold water. Alarm system and space for white goods.

COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

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