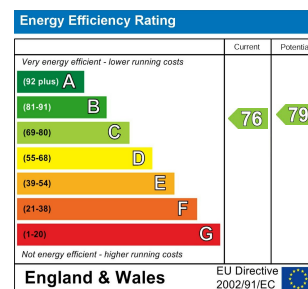
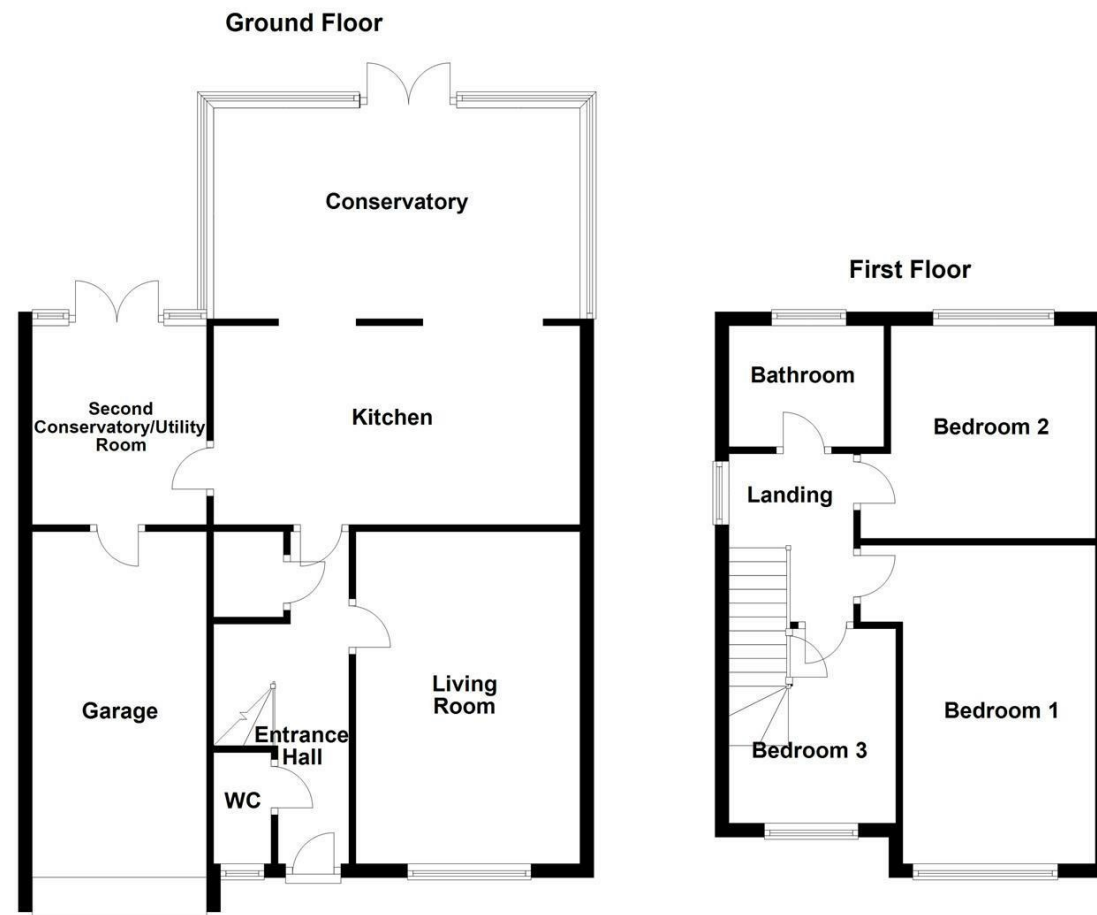




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not 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.



7 Crown Flatt Way, Dewsbury, WF12 7TE
For Sale Freehold Offers Over £300,000

Located on this modern and attractive development is this three bedroom detached house, which benefits from three good size bedrooms, conservatory and a modern kitchen breakfast room. There is ample off road parking and garage, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., living room with feature fireplace, modern fitted kitchen breakfast room with conservatory off, second conservatory/utility room and integral single garage. To the first floor there are three bedrooms and the house bathroom/w.c. Outside to the front there is a large block paved driveway, side pathways and leading to the concrete area and outhouse. The enclosed rear garden has a two tiered paved patio area with pebbled seating area.

The property is within walking distance to the local amenities and schools located nearby, local bus routes travel to and from Dewsbury and Wakefield centres. The M1 and M62 motorway links are only a short distance away ideal for those looking to travel further afield.

An internal inspection is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase leading to the first floor landing, doors to the w.c., understairs storage cupboard, kitchen and living room.

LIVING ROOM

10'7" x 15'9" [3.24m x 4.81m]

Laminate flooring, electric fire with marble hearth with matching interior and wooden decorative surround. UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



DOWNSTAIRS W.C.

Low flush w.c., pedestal wash basin with two taps and tiled splashback, central heating radiator, UPVC double glazed frosted window to the front.

KITCHEN

9'5" x 17'7" [2.88m x 5.37m]

A range of wall and base high gloss units with laminate work surface over, laminate upstands, sink with mixer tap and swan neck, integrated oven and grill, integrated microwave oven over, four ring ceramic hob, openings into the conservatory at the rear. Coving to the ceiling, two kick heaters, breakfast bar with seating space for four, integrated fridge, integrated freezer, LED strip lighting, timber door into the rear porch, integrated Lamona dishwasher.



CONSERVATORY

10'1" x 17'3" [3.08m x 5.28m]

UPVC double glazed windows to three sides, UPVC double glazed French doors leading out to the rear garden, built in blinds, air conditioning heating unit, power, two wall lights.



CONSERVATORY/UTILITY ROOM

8'3" x 9'3" [2.53m x 2.82m]

UPVC double glazed French doors to the rear aspect, two UPVC double glazed windows to the rear, UPVC door into the integral garage, plumbing and drainage for a washing machine, space for a dryer.

INTEGRAL SINGLE GARAGE

17'3" x 8'2" [5.28m x 2.50m]

Wall mounted combi condensing boiler, power and light.

FIRST FLOOR LANDING

Loft access via bi-folding wooden staircase ladder, UPVC double glazed window to the side, doors to the bedrooms and bathroom/w.c.

BEDROOM ONE

15'4" x 11'0" max x 9'0" min [4.68m x 3.37m max x 2.76m min]

UPVC double glazed window to the front, central heating radiator, ceiling fan and a range of fitted wardrobes to one wall.



BEDROOM TWO

10'2" x 13'0" max x 9'6" min [3.11m x 3.98m max x 2.92m min]

UPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE

8'3" x 9'3" max x 6'6" min [2.54m x 2.83m max x 2m min]

UPVC double glazed window to the front elevation, central heating radiator, door to over stairs bulkhead.

HOUSE BATHROOM/W.C.

5'6" x 7'7" [1.68m x 2.32m]

Panelled bath with mixer tap and shower attachment, separate electric shower over. Pedestal wash basin with mixer tap, low flush w.c. and enclosed shower cubicle with mixer shower having rain shower head and shower head attachment. UPVC double glazed frosted window to the rear, tiled walls, central heating radiator.

OUTSIDE

To the front of the property there is a large block paved driveway providing off road parking. Outside light. Paved pathway leading through a cast iron gate to the rear. There is a concrete area, outhouse having UPVC door and useful for storage. The rear garden has low maintenance patio area with pebbled seating area under a wooden pergola and all enclosed by timber panelled fence surrounds. Manual sun canopy over French doors. There is also a very useful garage/workshop [measuring 24' x 8'].



SOLAR PANELS

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement. The vendor also advises us the following information in relation to the solar panels, 3kw Solar pv & 11.2kw battery system, which generates £800 per year from the feed it tariff and in their opinion reduces energy bills considerably.

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 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.