



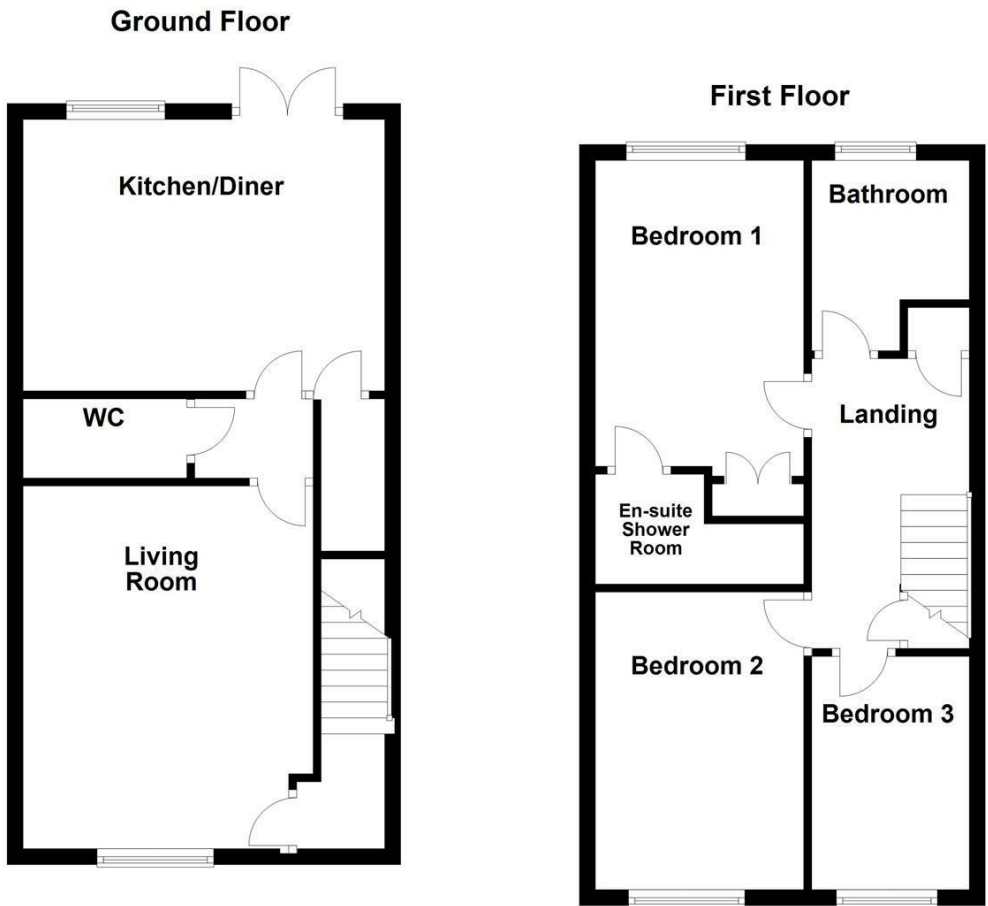
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



16 Windsor Road, Dewsbury, WF12 7RE

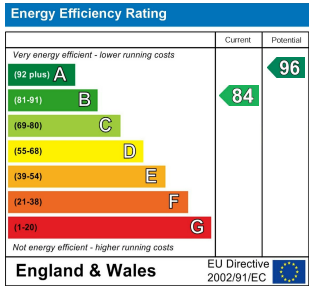
For Sale Freehold £270,000

Situated on this modern development ideally located between Dewsbury and Ossett is this superbly presented three bedroom semi detached property sat on a corner plot position benefitting from en suite, driveway parking, enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing has access to three bedrooms (with bedroom one boasting en suite shower room/w.c.) and the family bathroom/w.c. Outside to the front there is driveway parking and lawned garden. To the rear is a low maintenance patio and lawned garden, surrounded by timber fencing.

The property is ideally located for both town centres of Ossett and Dewsbury, whilst also being perfect placed for the motorway network for those looking to commute afield.

A fantastic opportunity to purchase this superb home in ready to move into condition and a viewing is highly recommended.



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 into the hallway. Central heating radiator, staircase to the first floor and door to the living room.

LIVING ROOM

14'11" x 11'10" [4.55m x 3.61m]

UPVC double glazed window to the front elevation, central heating radiator and door to the inner hallway.



HALLWAY

Access to the downstairs w.c. and kitchen/diner.

W.C.

6'9" x 3'2" [2.06m x 0.99m]

Two piece suite comprising low flush w.c. and wash hand basin with mixer tap and tiled splash back. Central heating radiator.

KITCHEN/DINER

15'0" x 11'2" [4.58m x 3.41m]

UPVC double glazed window and French doors to the rear elevation. Modern fitted kitchen with an array of wall and base units for storage, integrated oven and gas hob with cooker hood and tiled splash back. Stainless steel sink and drainer unit, space for a washing machine, integrated fridge/freezer, central heating radiator and space for a dining table and chairs. Built in understairs storage cupboard.



FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM ONE

9'3" x 8'7" [2.84m x 2.62m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'7" x 4'6" [2.62m x 1.38m]

Three piece suite comprising walk in shower cubicle with sliding glass door and wall mounted shower, low flush w.c. and wash hand basin with mixer tap and tiled splash back.



BEDROOM TWO

12'8" x 8'3" [3.87m x 2.54m]

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



BEDROOM THREE

9'7" x 6'5" [2.93m x 1.98m]

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



BATHROOM/W.C.

7'10" [max] x 6'5" [2.39m [max] x 1.98m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising bath with tiled surround, low flush w.c. and wash hand basin with mixer tap and tiled splash back.



OUTSIDE

To the front of the property is a low maintenance lawn with flagged walkway to the front door. There is side gated access to the rear garden and driveway parking with ample space for two cars with electric charging point. To the rear is a flagged patio seating area, low maintenance lawn surrounded by timber fencing with space for a storage shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.