



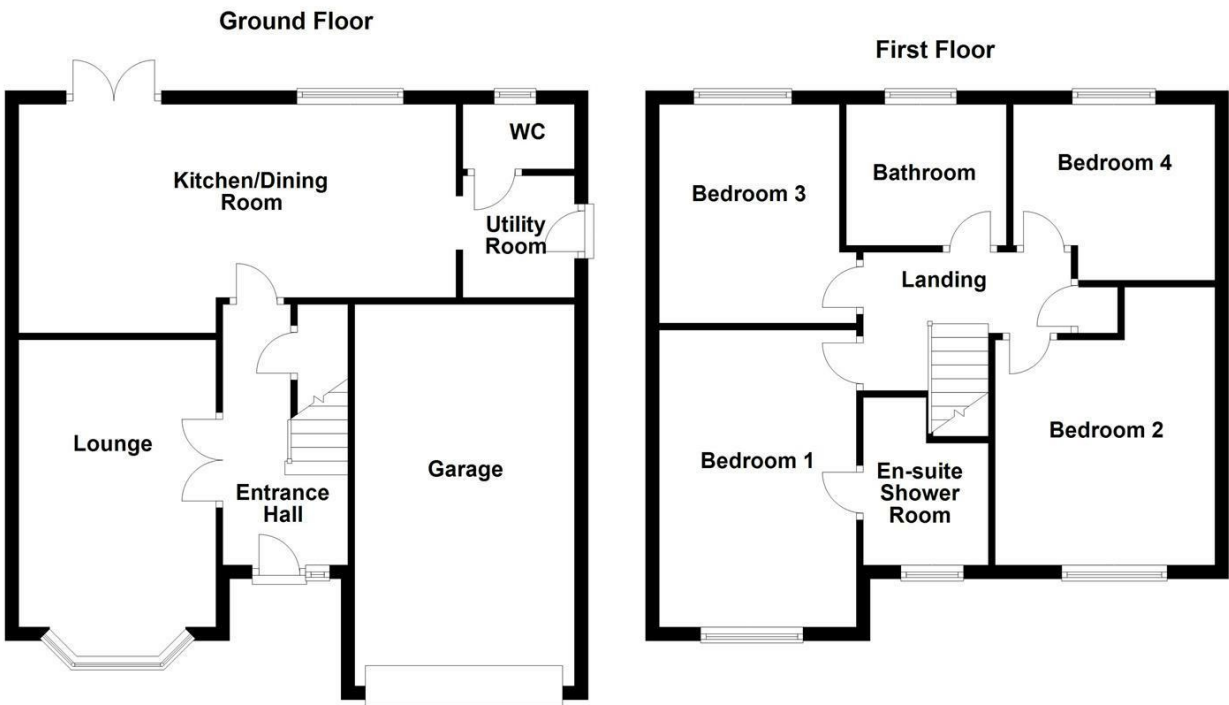
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



99 Amberwood Chase, Dewsbury, WF12 7NZ

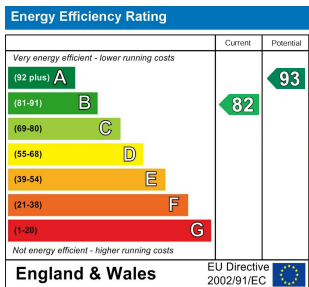
For Sale Freehold £324,995

Superbly appointed throughout with landscaped garden to the rear is this spacious four bedroom detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, contemporary open kitchen/dining room with utility room and downstairs w.c. Stairs to the first floor lead to four bedrooms (bedroom one with modern en suite shower room) and additional modern house bathroom. Outside, lawned garden to the front and blocked driveway providing off street parking for two vehicles leading to the garage with up and over door. An attractive landscaped lawned garden to the rear incorporating Indian stone terrace patio areas.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Simply a fantastic home, ideal for the growing family and deserves and early viewing to fully appreciate the 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

Karndean flooring, stairs to the first floor landing, door to understairs storage, radiator, door to the kitchen/dining room and French doors into the lounge.

LOUNGE

9'5" x 15'7" [2.89m x 4.77m]

UPVC double glazed walk in bay window to the front and radiator.



KITCHEN/DINING ROOM

21'0" x 9'8" [min] x 11'0" [max] [6.42m x 2.95m [min] x 3.36m [max]]

Karndean flooring, UPVC double glazed window and French doors to the rear, contemporary soft close wall and base units with modern work surface over incorporating 1 1/2 Franke

stainless steel sink and drainer, space for a fridge and freezer, integrated double oven and grill with Zanussi touch screen electric induction hob and stainless steel filter hood above. Drawers down the base units, integrated dishwasher, recess ceiling spotlights, fixed lighting on the skirting boards, radiator and archway into the utility room.



UTILITY ROOM

6'3" x 6'2" [1.91m x 1.88m]

Wall units with work surface over, plumbing for a washing machine, space for a dryer, karndean flooring, radiator and composite door to the side. Door to downstairs w.c.

W.C.

5'5" x 2'11" [1.66m x 0.91m]

Low flush w.c., wash basin, radiator, karndean flooring and UPVC double glazed frosted window to the rear.

FIRST FLOOR LANDING

Airing cupboard, radiator, loft access and doors to four bedrooms and the bathroom.

BEDROOM ONE

9'6" x 14'8" [2.92m x 4.48m]

UPVC double glazed window to the front, radiator, fitted double wardrobes with sliding doors and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

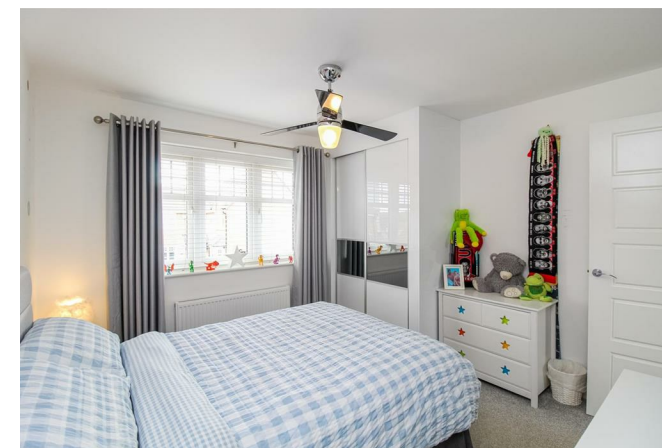
6'3" [max] x 2'10" [min] x 8'0" [1.92m [max] x 0.88m [min] x 2.44m]

Low flush w.c., wash basin with vanity drawer, part tiled walls, tiled effect floor, heated chrome towel radiator, UPVC double glazed frosted window to the front, recess ceiling spotlights and shower cubicle with mixer shower.

BEDROOM TWO

10'5" x 10'8" [min] x 13'9" [max] [3.18m x 3.27m [min] x 4.20m [max]]

UPVC double glazed window to the front, radiator and double wardrobe with sliding doors.



BEDROOM THREE

10'6" x 9'6" [max] x 8'8" [min] [3.22m x 2.92m [max] x 2.66m [min]]

UPVC double glazed window to the rear and radiator.

BEDROOM FOUR

6'10" [min] x 8'5" [max] x 10'4" [2.09m [min] x 2.58m [max] x 3.16m]

UPVC double glazed window to the front and radiator.

BATHROOM/W.C.

6'8" x 7'1" [2.05m x 2.18m]

Low flush w.c., wash basin with vanity drawer, panelled bath with mixer shower over, part tiled walls, tiled effect floor, UPVC double glazed frosted window to the rear, heated chrome towel radiator and recess ceiling spotlights.



OUTSIDE

There is a lawned garden to the front with block paved driveway providing off street parking for two vehicles leading to the garage with up and over door. To the rear is an attractive landscaped lawned garden incorporating Indian stone terrace patio areas, ideal for entertaining purposes with outside power point.



COUNCIL TAX BAND

The council tax band for this property is D.

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.