



WAKEFIELD
01924 291 294

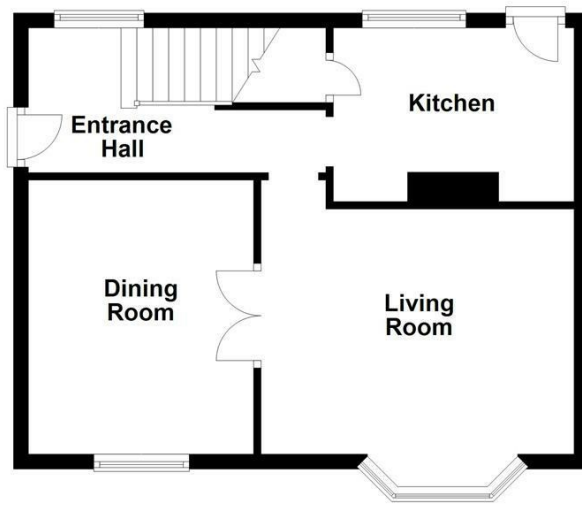
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



64 Doubting Road, Dewsbury, WF12 0EU

For Sale Freehold £195,000

Situated in Dewsbury is this spacious three bedroom semi detached property benefitting from well proportioned accommodation, attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen and dining room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with pebbled border with a timber gate and paved pathway to the front door. A set of double gates provides access to potential off road parking. To the rear there is a tiered garden with the lower tier comprising paved patio area, perfect for outdoor dining and entertaining and the upper tier comprising an artificial lawn incorporating an area for an outdoor swimming pool and several timber sheds with access to a brick built outhouse. There is a further paved patio area and the rear garden is enclosed by timber fencing.

The property is located close to local amenities and schools within the surround area of Dewsbury with main bus routes running to and from Dewsbury town centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

13'1" [max] x 6'4" [min] x 3'2" [3.99m [max] x 1.94m [min] x 0.99m]
UPVC double glazed side entrance door, central heating radiator, access to understairs storage and stairs to the first floor landing. Coving to the ceiling, dado rail, an opening into the living room and opening into the kitchen.

LIVING ROOM

12'0" x 13'10" [max] x 2'8" [min] [3.68m x 4.24m [max] x 0.82m [min]]
Set of double doors into the dining room, UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose, dado rail, central heating radiator and electric wall mounted heater.



DINING ROOM

9'10" x 12'0" [3.01m x 3.68m]
Coving to the ceiling, dado rail, UPVC double glazed window to the front and central heating radiator.



KITCHEN

10'6" x 8'11" [3.22m x 2.73m]
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, space and plumbing for a gas cooker, space for a washing machine and space for an undercounter fridge/freezer. UPVC double glazed frosted door and window to the rear garden, central heating radiator, access to an understairs storage cupboard.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, coving to the ceiling, dado rail, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'3" x 12'11" [max] x 2'7" [min] [3.75m x 3.95m [max] x 0.81m [min]]
UPVC double glazed windows to the front and side, coving to the ceiling and central heating radiator.



BEDROOM TWO

12'3" x 11'0" [max] x 3'9" [min] [3.75m x 3.36m [max] x 1.15m [min]]
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and access to fitted storage area.



BEDROOM THREE

10'0" x 8'0" [max] x 4'6" [min] [3.05m x 2.44m [max] x 1.39m [min]]
Central heating radiator, UPVC double glazed window to the side, coving to the ceiling and overstairs storage cupboard.

BATHROOM/W.C.

6'2" x 7'4" [1.89m x 2.25m]
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment. Fully tiled.



OUTSIDE

To the front of the property the garden is laid to lawn with pebbled border. A set of timber double gates lead to potential off road parking. To the rear there is a tiered garden with the lower tier comprising paved patio area, perfect for outdoor dining and entertaining and the upper tier comprising an artificial lawn incorporating an area for an outdoor swimming pool and several timber sheds with access to a brick built outhouse. There is a further paved patio area and the rear garden is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.