



WAKEFIELD
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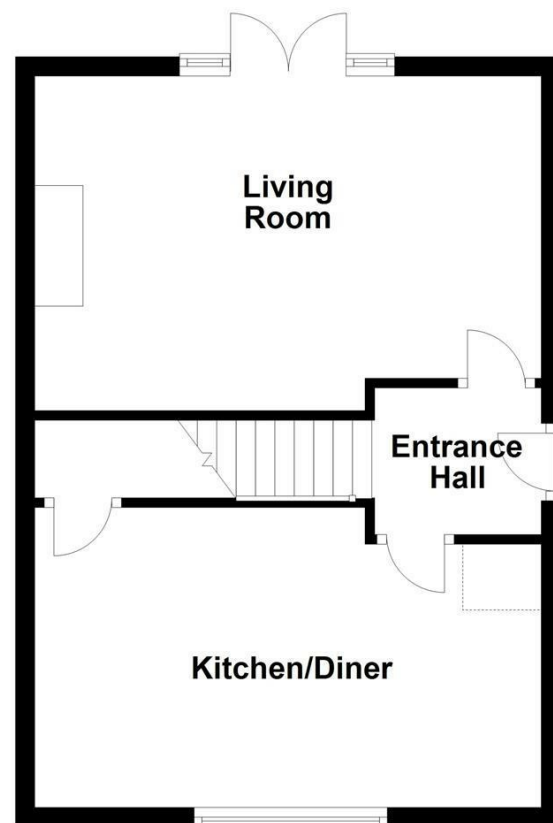
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HORBURY
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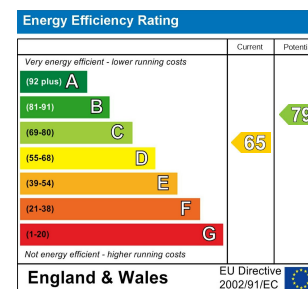
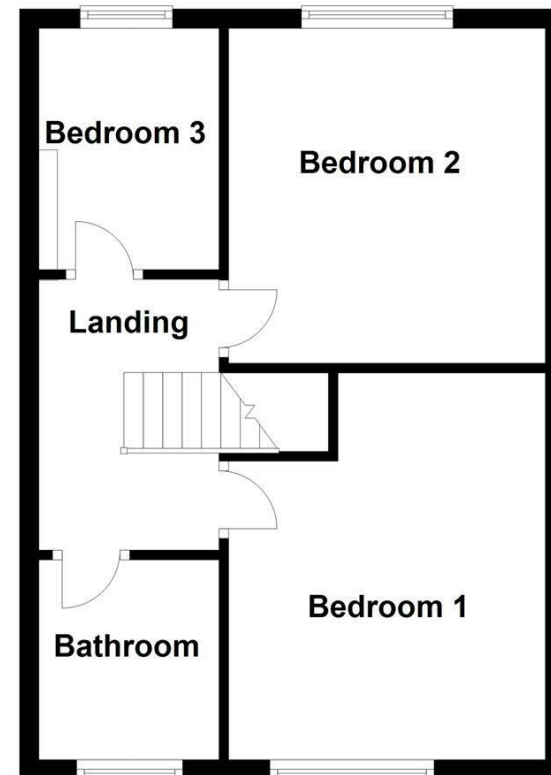
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Ground Floor



First Floor



20 Moor Park Gardens, Dewsbury, WF12 7AS

For Sale Freehold Offers Over £210,000

Deceptively spacious from the front is this three bedroom semi detached property benefitting from well proportioned accommodation, loft room and recently landscaped attractive rear garden.

The property briefly comprises of the entrance hall, kitchen/diner and living room. The first floor landing leads to three bedrooms and the house bathroom/w.c., with access to the fully boarded loft room. Outside to the front is a lawned garden and tarmac driveway running down the side of the property providing off street parking for several vehicles leading to the single detached garage. To the rear is an enclosed tiered garden incorporating a paved patio area and lawned gardens.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as 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.

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

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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

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing and doors to the kitchen/diner and living room.

KITCHEN/DINER

10'2" x 17'1" [max] x 11'5" [min] [3.1m x 5.23m [max] x 3.49m [min]] Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and dishwasher. Breakfast with matching work surface over, UPVC double glazed window to the front, central heating radiator, access to an understairs storage cupboard with base units and shelving.



LIVING ROOM

17'2" x 11'5" [max] x 3'2" [min] [5.25m x 3.5m [max] x 0.97m [min]] Set of UPVC double glazed French doors to the rear garden, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.



FIRST FLOOR LANDING

Loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'3" x 10'4" [max] x 7'0" [min] [4.06m x 3.15m [max] x 2.15m [min]] UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

11'6" x 10'7" [3.52m x 3.25m] UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

8'2" x 6'2" [max] x 5'10" [min] [2.49m x 1.89m [max] x 1.78m [min]] UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

6'8" x 6'0" [2.05m x 1.85m] UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, P-shaped bath with mixer tap and shower head attachment. Extractor fan and fully tiled.



LOFT ROOM

16'11" x 11'8" [5.17m x 3.58m] Velux skylight and fully boarded.

OUTSIDE

To the front of the property the garden is laid to lawn with a tarmacadam driveway providing off road parking leading to the single detached garage with manual up and over door, power and light. To the rear is an enclosed tiered garden with the lower tier being a paved patio area, perfect for outdoor dining and entertaining and the upper tier comprising of lawned areas with stone built walls.



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.