



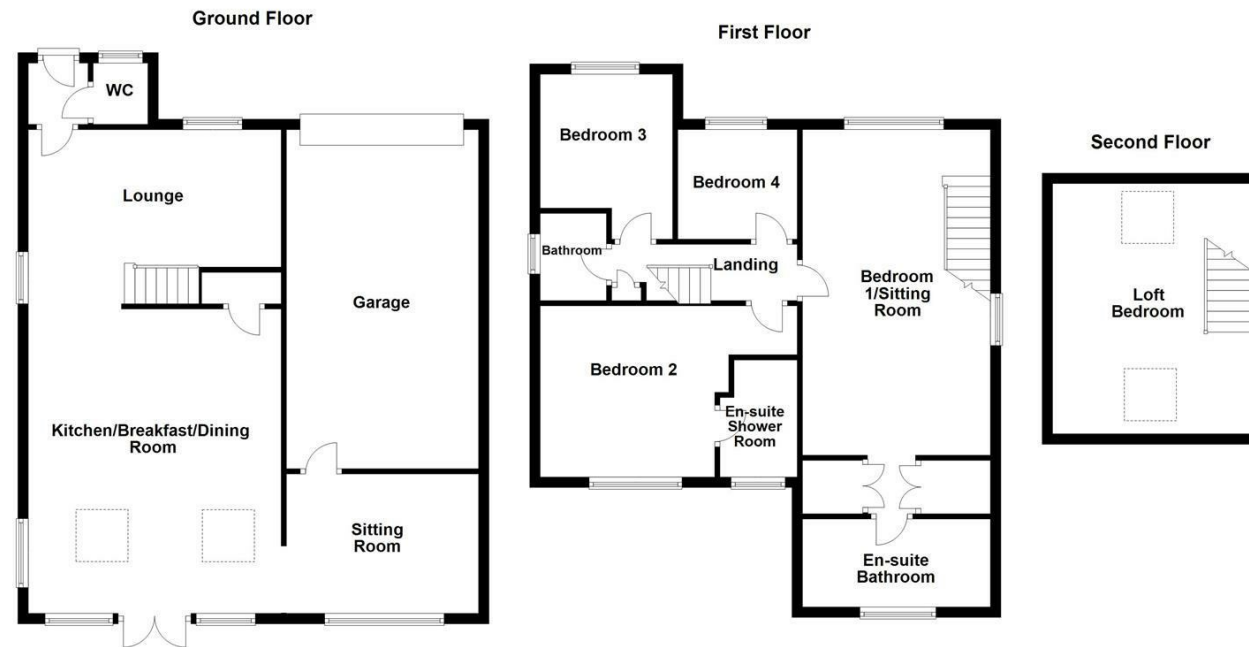
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## 20 Manor Park, Dewsbury, WF12 7ST

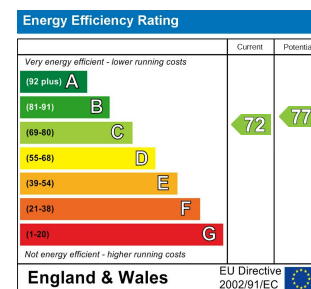
For Sale Freehold £489,950

Deceptive from the main roadside is this stunning and well appointed four bedroom executive detached home with the main bedroom consisting of a stunning duplex style arrangement.

With UPVC double glazing, gas central heating and CCTV, the property fully comprises of the entrance hall, downstairs w.c., lounge incorporating feature media wall with glass balustrade staircase leading to the first floor, contemporary open plan kitchen/breakfast/dining room with glass balustrade and steps leading down to the sitting room and large integral garage. The first floor landing leads to four bedrooms and the house bathroom. Bedroom one consists of a duplex style arrangement with sitting room leading to dressing area and large en suite bathroom. Feature floating stairs lead up to the loft bedroom. Outside, block paved driveway to the front providing ample off street parking for a number of vehicles and leading to the large integral garage. To the rear is an attractive composite decked patio area, ideal for entertaining purposes.

Situated on this modern development, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Simply a fantastic home, ideal for the growing family and truly deserves an early appraisal to reveal the quality of accommodation on offer and to avoid disappointment.



### 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.

### 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.

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite entrance door, contemporary portrait radiator and doors to the downstairs w.c. and lounge.

##### W.C.

Low flush w.c., pedestal wash basin, fully tiled walls and floor. UPVC double glazed frosted window to the front and heated chrome towel radiator.

##### LOUNGE

10'8" x 15'7" [3.27m x 4.75m]

Feature inset remote controlled electric fire, feature wood panelling to the wall incorporating media wall with electric operated fuel effect fire, two contemporary radiators, UPVC double glazed windows to the front and side. Feature glass balustrade staircase to the first floor landing with inset flush fitting LED lighting, coving to the ceiling. Opens up into the contemporary open plan kitchen/breakfast/dining room.



##### KITCHEN/BREAKFAST/DINING ROOM

16'1" x 19'10" [4.91m x 6.05m]

Range of contemporary black gloss wall and base units with feature quartz work surface over incorporating twin stainless steel sink and quartz drainer and quartz upstands, space for an American style fridge/freezer, integrated Siemens twin ovens, integrated grill and combi microwave. Quartz island bar with quartz work surface over, integrated wireless charging point, Siemens five ring gas hob with contemporary stainless steel filter hood above and quartz tiled floor to the kitchen. Dining area with solid oak flooring, two velux double glazed

windows to the rear, UPVC double glazed window to the side and French doors to the rear with window to the side. Contemporary radiators, recess ceiling spotlights and glass balustrade with steps leading down to the sitting room. Door leading to understairs cloaks storage.



##### SITTING ROOM

12'4" x 8'9" [3.76m x 2.69m]

Feature wood panelling on the wall, UPVC double glazed window to the rear, contemporary radiator, solid wooden flooring and recess ceiling spotlights. Door to the garage.

##### GARAGE

24'7" x 12'3" [7.51m x 3.75m]

Electric operated door, plumbing for a washing machine, space for dryer, radiator and the heating system is housed in here.

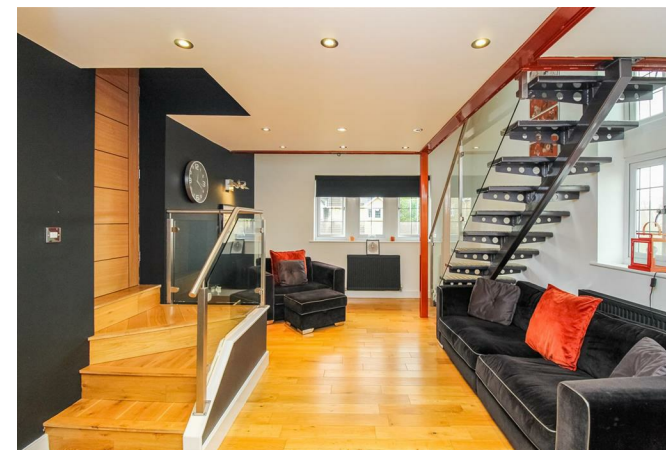
##### FIRST FLOOR LANDING

Loft access, doors to four bedrooms and the house bathroom. Door to the airing cupboard.

##### BEDROOM ONE/SITTING ROOM

17'2" x 12'4" [5.25m x 3.78m]

Feature floating balustrade staircase leading to the loft bedroom, solid wood flooring, three radiators, UPVC double glazed window to the front with frosted window to the side, recess ceiling spotlights and squared archway into walk in dressing area.



##### DRESSING AREA

Two sets of frosted doors to either side into the dressing area, recess ceiling spotlights and solid wooden flooring. Door to the stunning en suite.

##### EN SUITE BATHROOM/W..C

9'1" x 11'3" [2.79m x 3.43m]

Low flush w.c., large ceramic bath, his and hers twin ceramic sinks, corner shower cubicle with mixer shower and body jets, recess ceiling spotlights, heated chrome towel radiator, fully tiled walls and floor with underflooring heater, UPVC double glazed frosted window to the rear.



##### BEDROOM TWO

11'5" x 10'1" plus walk in area of 3'1" x 4'5" [3.5m x 3.08m plus walk in area of 0.95m x 1.36m ]

UPVC double glazed window to the rear, radiator and recess ceiling spotlights. Door to en suite shower room.

##### EN SUITE SHOWER ROOM/W.C.

4'2" (max) x 3'2" (min) x 6'4" [1.29m (max) x 0.97m (min) x 1.95m]

Fully tiled shower cubicle with mixer shower, low flush w.c., wash basin with vanity cupboards, radiator, partially tiled walls, fully tiled floor and UPVC double glazed frosted window to the rear.

##### BEDROOM THREE

11'8" x 8'0" plus walk in area [3.56m x 2.46m plus walk in area]

UPVC double glazed window to the front and radiator.



##### BEDROOM FOUR/OFFICE

7'8" x 7'3" [2.36m x 2.21m]

UPVC double glazed window to the front, recess ceiling spotlights, radiator and quality laminate flooring.

##### BATHROOM/W.C.

5'4" x 7'4" [1.63m x 2.25m]

Low flush w.c., pedestal wash basin, larger than average ceramic tiled sunken bath with electric shower, fully tiled walls and floor. UPVC double glazed frosted window to the side, recess ceiling spotlights and heated chrome towel radiator.

##### LOFT BEDROOM

12'11" x 17'5" [3.94m x 5.32m]

Solid wooden flooring, glass balustrade and balcony UPVC double glazed velux windows to the front and rear. UPVC double glazed frosted window to the side, recess ceiling spotlights and eaves storage with glass doors.

##### OUTSIDE

To the front is a low maintenance block paved driveway providing off street parking leading to large integral garage with electric door. An attractive composite decked patio areas, ideal for entertaining.



##### 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.