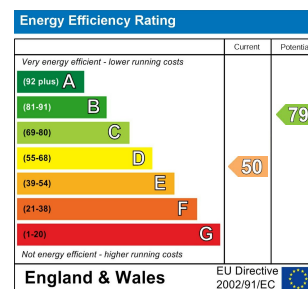
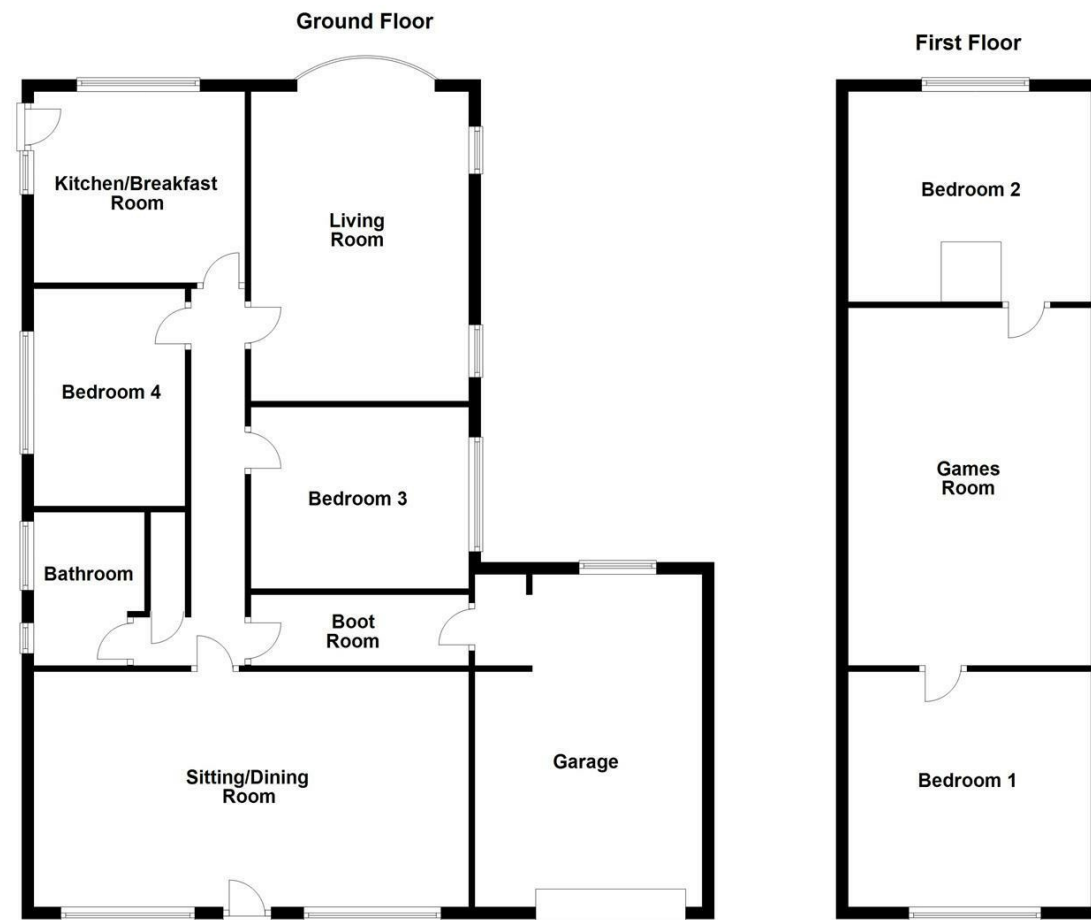




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



19 Ullswater Road, Dewsbury, WF12 7PS

For Sale Freehold £395,000

A superb detached house benefiting from four double bedrooms, two large reception rooms, good size first floor games room, ample off road parking via two sets of double gates and the integral garage. Having UPVC double glazing and gas central heating.

The accommodation fully comprises kitchen breakfast room, inner hallway, spacious sitting/dining room, modern bathroom/w.c., boot room, large living room with bay window and two double bedrooms. To the first floor there is the large games room with access to two further double bedrooms. The main bedroom enjoys super panoramic valley views. Outside there are two sets of cast iron gates providing access onto tarmac driveway providing a wealth of parking space and the integral garage. A central lawned garden is also to the front. The side driveway continues to the rear garden. The enclosed rear garden has lawn and pathway with planted borders.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Dewsbury town centre. There is good access to both the M1 and M62 motorway networks, ideal for those looking to travel further afield. An internal inspection is recommended on this quality home.



ACCOMMODATION

KITCHEN BREAKFAST ROOM

11'6" x 10'5" (3.52m x 3.20m)

UPVC double glazed side entrance door leads into the kitchen breakfast room. A range of wall and base units with laminate work surface over, tiled walls, breakfast bar, display cabinets, downlights, stainless steel sink and drainer unit with mixer tap, plumbing and drainage for a washing machine, plumbing and drainage for a dishwasher, space for fridge freezer, space for freestanding oven and grill with cooker hood over, tiled floor, central heating radiator, exposed beams to the ceiling, UPVC double glazed frosted window to the side, UPVC double glazed window to the rear, door to the inner hallway.

INNER HALLWAY

Two wall lights, central heating radiator, part wood cladding walls with dado rail, doors to the living room, bedrooms, bathroom/w.c., boot room, sitting/dining room and staircase to the first floor.

LIVING ROOM

11'11" x 16'11" (3.64m x 5.17m)

UPVC double glazed curved walk in bay window to the rear with curved central heating radiator, further central heating radiator, solid wooden flooring, gas fire on a stone hearth with decorative tiled interior and stone surround. Two further UPVC double glazed windows to the side, three wall lights, dado rail.



SITTING/DINING ROOM

12'9" x 23'10" (3.91m x 7.27m)

Two large UPVC double glazed windows to the front, UPVC door leading to the front, four wall lights with wall mouldings, coving to the ceiling, two ceiling roses, two central heating radiators, living flame effect gas fire on a marble hearth with matching interior and a decorative surround.



BEDROOM THREE

12'0" x 9'11" (3.66m x 3.03m)

UPVC double glazed window to the side, central heating radiator.

BEDROOM FOUR

8'2" x 11'10" (2.50m x 3.63m)

Fitted dressing table, UPVC double glazed window to the side aspect, central heating radiator.

BOOT ROOM

12'0" x 3'11" (3.66m x 1.2m)

Solid wooden door providing access into the integral garage. Wall and base units with laminate work surface over, central heating radiator.

BATHROOM/W.C.

8'6" x 5'4" max x 4'9" min (2.60m x 1.63m max x 1.47m min)

Low flush w.c. with concealed cistern, wash basin with chrome mixer tap built in high

gloss vanity cupboards with chrome handles below. Panelled bath with shower screen, chrome mixer tap and separate mixer shower over. Tiled walls, tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, two UPVC double glazed frosted windows to the side aspect.



INTEGRAL GARAGE

18'4" x 12'7" max x 9'2" min (5.61m x 3.85m max x 2.81m min)

UPVC double glazed window to the rear, wall mounted boiler, manual up and over door to the front, power and light.

STAIRCASE LEADING TO THE GAMES ROOM

19'7" x 13'2" (5.99m x 4.02m)

A large room with central heating radiator, strip lighting, doors to two bedrooms, storage into the eaves.



BEDROOM ONE

12'11" x 12'11" (3.96m x 3.94m)

Solid wooden floor, UPVC double glazed window to the front enjoying the stunning views, central heating radiator.



BEDROOM TWO

11'10" x 13'6" (3.62m x 4.12m)

UPVC double glazed window to the rear, loft access, double door housing the water tank.

OUTSIDE

To the front of the property there are two sets of double gates opening onto tarmac driveways with central lawned garden with shrubs and trees. Access to the integral garage. The driveway continues down the side of the property and provides further parking. The enclosed rear has an attractive lawned garden and tarmac pathway. There is a garden shed, brick wall surrounding. Water point connection and outside lighting.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.