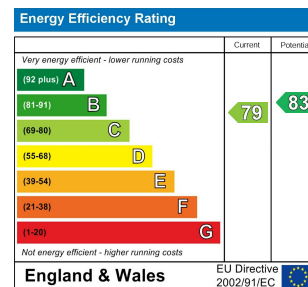
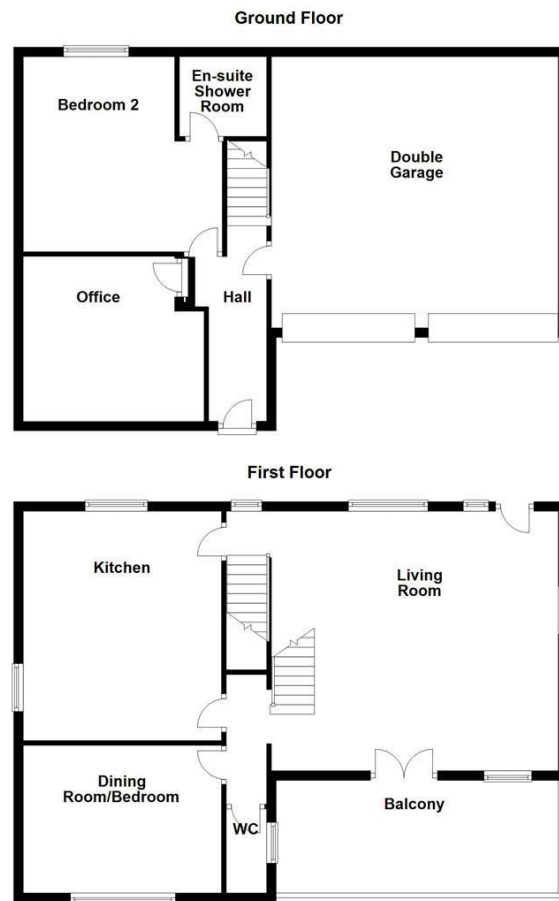




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



1a Broad Oaks Close, Dewsbury, WF12 8RH
For Sale Freehold Guide Price £450,000 - £460,000

Offered with no chain is this fantastic five/six bedroom individual detached home offering spacious living accommodation over three floors with potential for multi generational or modern family living benefitting from balcony, two en suites and ample parking.

The property briefly comprises to the ground floor of an office, bedroom with en suite shower room and double garage. To the first floor landing is spacious living space, modern kitchen, dining room/bedroom and w.c. To the second floor there are four bedrooms (two with en suites) and house bathroom. Externally the property benefits from balcony to the front with spacious driveway parking and gated entry. There are three storage outhouses. Whilst to the rear there is a tiered decked seating area dropping down to a lawned garden and corner patio.

The property is ideal for the growing family looking to a fantastic family home and is close to local shops and amenities, whilst being a short distance for the motorway network for those looking to commute further afield for work.

Ready to move into and offered with no chain, a viewing is 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
 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

11'4" x 12'4"

UPVC entrance door, central heating radiator, doors to the office and bedroom two. Access to the double garage.

OFFICE

11'4" x 12'4" [3.46m x 3.76m]

Could be used as a further bedroom, UPVC double glazed window to the front elevation, central heating radiator, wood effect laminate flooring and spotlights to the ceiling.

BEDROOM TWO

13'7" x 13'4" [4.16m x 4.07m]

UPVC double glazed window to the rear elevation, central heating radiator, wood effect flooring and spotlights to the ceiling. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'9" x 5'7" [1.77m x 1.72m]

Three piece suite comprising corner shower cubicle with power shower and sliding doors, wash hand basin with mixer tap, low flush w.c., white ladder style radiator and spotlights to the ceiling.

DOUBLE GARAGE

19'8" x 17'11" [5.99m x 5.46m]

Two up and over doors to the front, corner unit and rear fitted storage. The boiler is housed in here.

FIRST FLOOR LANDING

Access to the kitchen, living room, w.c. and bedroom

LIVING ROOM

20'1" x 14'6" [6.12m x 4.42m]

UPVC double glazed windows to the rear elevation and door to the decked balcony. UPVC double glazed windows to the side and front, as well as French doors to the front balcony. Three central heating radiators, spotlights to the ceiling and wood flooring. Staircase to the second floor landing.



KITCHEN

15'8" x 13'8" [4.79m x 4.17m]

UPVC double glazed windows to the rear and side elevation. Modern fitted kitchen with an array of wall and base units, with laminate work tops, central island with further storage below, 1 1/2 black sink and drainer unit, space for a Range cooker with splash back and cooker hood. Space for a fridge/freezer, space for a washing machine, central heating radiator, wood flooring and spotlights to the ceiling.

DINING ROOM/BEDROOM

13'7" x 10'1" [4.16m x 3.09m]

UPVC double glazed window to the front elevation, central heating radiator, wood flooring and spotlights to the ceiling.

W.C.

7'1" x 2'10" [2.18m x 0.88m]

Two piece suite comprising low flush w.c., wash hand basin with mixer tap and UPVC double glazed frosted window to the side.

SECOND FLOOR LANDING

UPVC double glazed windows to the front and rear elevation, central heating radiator and access to four bedrooms.

BEDROOM ONE

16'9" (max) x 13'9" [5.11m (max) x 4.20m]

UPVC double glazed windows to the front and side elevation, central heating radiator, spotlights to the ceiling and fitted wardrobe with sliding mirror doors. Door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

9'0" x 5'2" [2.76m x 1.58m]

UPVC double glazed frosted window to the side, wall mounted shower, wash hand basin with mixer tap, low flush w.c., white ladder style radiator and spotlights to the ceiling.



BEDROOM FOUR

11'10" x 11'5" [3.62m x 3.49m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes and spotlights to the ceiling.

BEDROOM FIVE

14'2" x 8'9" [4.34m x 2.67m]

UPVC double glazed window to the rear elevation, central heating radiator and spotlights to the ceiling.

BEDROOM SIX

14'2" x 8'8" [4.32m x 2.66m]

UPVC double glazed window to the front elevation, central heating radiator and spotlights to the ceiling.

BATHROOM/W.C.

8'10" x 5'1" [2.7m x 1.56m]

Three piece suite comprising wall mounted shower over the bath, jacuzzi style bath, low flush w.c. and vanity wash hand basin with mixer tap. Spotlights to the ceiling and white ladder style radiator.



OUTSIDE

To the front of the property is ample driveway parking with front balcony and three outbuildings (which were previously stables) with gated entry at the top of the hill providing secure entry. To the rear of the property is a spacious decking balcony overlooking a lawned garden with bush and shrubbery bordering surrounding.



COUNCIL TAX BAND

The council tax band for this property is E.

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.