



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 9 Manor Park, Dewsbury, WF12 7ST

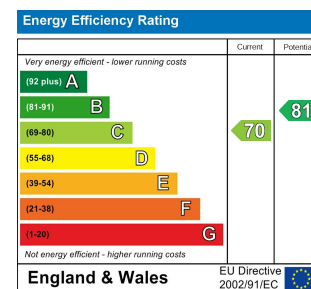
**For Sale Freehold £389,950**

This beautifully presented executive four bedroom detached family home is situated on a popular select modern development.

The accommodation is set over two floors and to the ground floor briefly comprises of downstairs w.c., light and airy living room, separate dining room leading through to a conservatory and spacious open plan breakfast kitchen. To the first floor are four well proportioned bedrooms, the main of which boasts recently fitted en suite facilities. There is also a recently fitted well appointed house bathroom. The property is situated on a pleasant cul-de-sac with double block paved driveway to the front leading to the single integral garage as well as parking bay at the front of the house and enclosed attractive good sized garden to the rear offering a good degree of privacy.

Conveniently situated close to local amenities including shops, eateries and well regarded local schools. The motorway network is only a short drive away for those wishing to commute further afield.

The property has been maintained and upgraded to an excellent standard and would make a superb family home.



### 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\*

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 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.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, doors to the downstairs w.c., living room and kitchen. Stairs to the first floor with useful understairs storage cupboard and double central heating radiator.

### W.C.

31" x 58" [0.96m x 1.73m]

Two piece suite comprising low flush w.c. and pedestal wash hand basin with mixer tap. UPVC double glazed frosted window to the front, vinyl flooring and central heating radiator.

### LIVING ROOM

11'8" [max] x 14'6" [3.57m [max] x 4.43m]

UPVC double glazed leaded window to the front, double central heating radiator, coving to the ceiling, timber glazed door leading through to the dining room and feature fireplace with timber mantle and gas fire inset.



### DINING ROOM

9'9" x 9'10" [2.99m x 3.0m]

Double central heating radiator, coving to the ceiling, sliding UPVC doors to the conservatory and door leading through to the kitchen.

### CONSERVATORY

10'4" x 11'2" [3.16m x 3.41m]

UPVC double glazed construction with UPVC double glazed French doors, power and light.



### KITCHEN

17'0" [max] x 9'8" [5.2m [max] x 2.96m ]

Stylish range of white gloss wall and base units with complementary work surface over incorporating 1 1/2 bowl stainless steel sink and drainer with chrome swan neck mixer tap, integrated double oven, five ring gas hob with stainless steel extractor hood over. Range of integrated appliances including under counter fridge and freezer, full size dishwasher and integrated washing machine and dryer. Quality vinyl tiled effect flooring, spotlights to the ceiling, vertical radiator and

feature under unit lighting. UPVC double glazed window to the rear and door with adjacent window leading out to the rear garden.

### FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom. Loft access and useful in built storage cupboard.

### BEDROOM ONE

14'6" x 13'10" [max] [4.44m x 4.23m [max] ]

UPVC double glazed leaded window to the front, double central heating radiator and range of fitted wardrobes. Door leading through to the modern en suite shower room.



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

5'5" x 5'11" [1.66m x 1.82m]

Fully tiled three piece suite comprising corner glazed shower unit with waterfall shower head over, vanity wash hand basin with mixer tap and low flush w.c. with concealed cistern. Heated towel rail, spotlights to the ceiling and UPVC double glazed frosted window to the front. Underfloor heating.



### BEDROOM TWO

8'2" x 14'5" [2.5m x 4.41m]

UPVC double glazed leaded window to the front, range of fitted bedroom storage and double central heating radiator.

### BEDROOM THREE

10'6" x 8'5" [3.22m x 2.57m]

UPVC double glazed window to the rear, fitted wardrobes with sliding mirrored doors and central heating radiator.

### BEDROOM FOUR

6'6" x 7'9" [2.0m x 2.37m]

UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

6'6" x 8'3" [max] [2.0m x 2.52m [max]]

Fully tiled, impressively appointed three piece suite comprising bath with chrome mixer tap and hand held attachment, vanity wash hand unit with useful storage drawers and low flush w.c. with concealed cistern. Ladder style heated towel rail, spotlights to the ceiling and feature sensor lighting. UPVC double glazed frosted window to the rear and underfloor heating.



### OUTSIDE

To the front of the property is a double block paved driveway providing off street parking leading to the single integral garage as well as a parking to the front of the house. A lawned garden to the side. To the rear is a particularly attractive and well maintained enclosed sunny aspect garden with paved patio seating areas, attractive lawn with planted borders and fence and wall boundaries.



### 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.