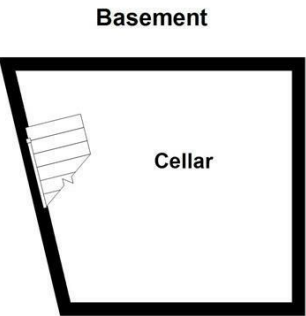
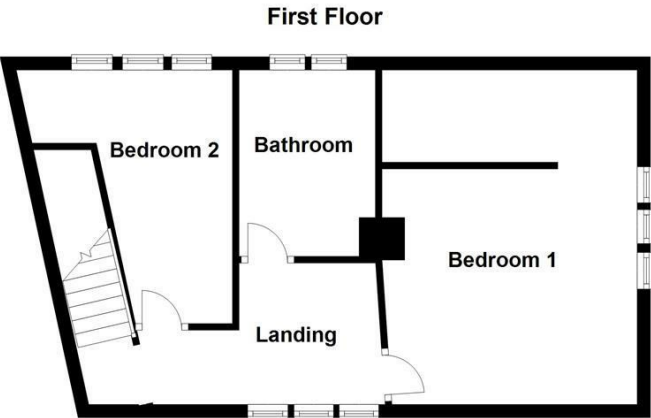
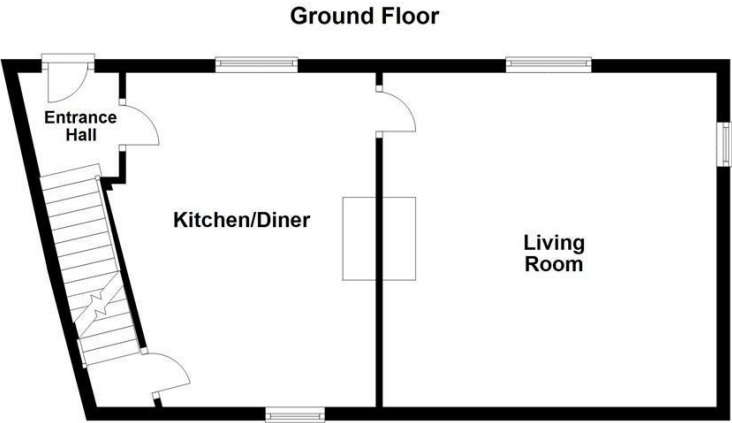




WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

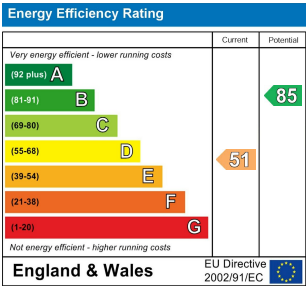


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



32 Chidswell Lane, Shaw Cross, Dewsbury, WF12 7SD

For Sale Freehold £230,000

Superbly presented throughout is this two bedroom detached cottage renovated to a high standard and benefitting from modern kitchen and bathroom, off road parking and attractive rear garden.

The property briefly comprises of entrance hall, modern fitted kitchen/diner and living room. The first floor landing leads to two bedrooms (bedroom one with walk in wardrobe) and three piece suite house bathroom/w.c. Outside to the front is a paved pathway with concrete driveway to the side providing off road parking for two vehicles. To the rear is a lawned garden, tiered to the rear with stone steps and block paved patio area, perfect for outdoor dining and entertaining, two stone outbuilding, perfect for storage and fully enclosed by walls, timber fencing and hedging.

The property is ideally located for all local shops and amenities with main bus routes run to and from Wakefield and Leeds.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted entrance door, stairs to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

16'4" x 12'11" [max] x 9'9" [min] [4.99m x 3.95m [max] x 2.99m [min]]
Range of modern wall and base units with granite work surface over, stainless steel sink and drainer, electric oven with stainless steel extractor hood above and space for a washing machine. UPVC double glazed windows to the front and rear, spotlights to the ceiling, central heating radiator, exposed beams to the ceiling, door to the living room and door providing access down to the cellar. Decorative fireplace with stone hearth, exposed brick surround and wooden mantle.



LIVING ROOM

16'6" x 11'0" [max] x 9'6" [min] [5.05m x 3.37m [max] x 2.9m [min]]
UPVC double glazed windows to the side and rear, beams to the ceiling, central heating radiator, decorative fireplace with stone hearth, exposed brick surround and wooden mantle.



FIRST FLOOR LANDING

Spacious space with study area, an ideal work from home space or reading area with view. Central heating radiator, spotlights to the ceiling. UPVC double glazed windows to the front and doors to two bedrooms and the house bathroom.



BEDROOM ONE

10'11" x 10'10" [max] x 9'9" [min] [3.34m x 3.31m [max] x 2.98m [min]]
UPVC double glazed windows to the side, central heating radiator, partial spotlights to the ceiling and an opening to the walk in wardrobe.



WALK IN WARDROBE

10'11" x 4'4" [3.35m x 1.34m]
Range of soft close wardrobe units.



BEDROOM TWO

12'0" x 9'8" [max] x 4'11" [min] [3.67m x 2.97m [max] x 1.5m [min]]
Loft access, UPVC double glazed windows to the rear and central heating radiator.



BATHROOM/W.C.

6'2" x 8'11" [1.9m x 2.73m]
UPVC double glazed frosted windows to the rear, spotlights to the ceiling, extractor fan, chrome ladder style radiator, low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property there is a paved pathway with concrete driveway to the side providing off road parking for two vehicles and allows bin access for neighbouring properties. The main garden is located to the rear with a lawned garden with planted and pebbled features, tiered to the rear with stone steps and block paved patio area, perfect for outdoor dining and entertaining, two stone outbuilding, perfect for storage and fully enclosed by walls, timber fencing and hedging.



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.