



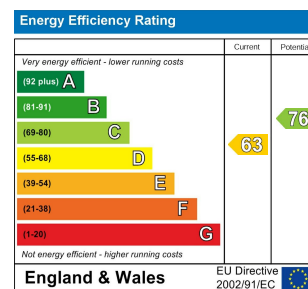
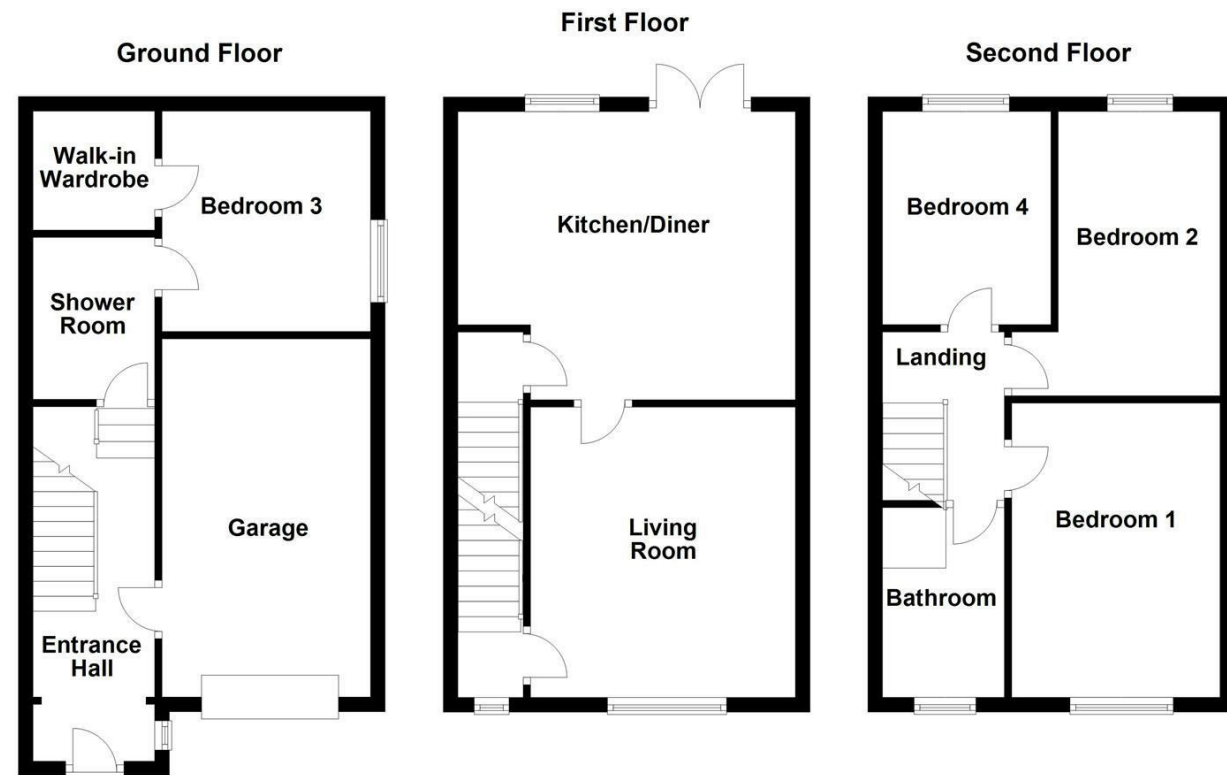
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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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.



47 Cliffe Street, Dewsbury, WF13 1RD

For Sale Freehold Offers Over £199,950

Nestled into a cul-de-sac location on this bespoke development is this four bedroom end town house with accommodation spanning over three floors, the property benefits from four good sized bedrooms and an attractive enclosed tiered rear garden.

The accommodation briefly comprises entrance hall with understairs storage nook, garage and a Jack & Jill style shower room, which leads to bedroom three with its own walk in wardrobe. To the first floor there is the kitchen diner leading to the rear garden, living room, further hallway and access to the second floor. The second floor landing has loft access, three further bedrooms and the house bathroom/w.c. To the front of the property there is a tarmac driveway providing off road parking for one vehicle leading to the single integral garage with manual up and over door, power and light. Paved steps lead to the front door. The rear garden is enclosed and tiered, the lower tier being paved patio area perfect for outdoor dining and entertaining purposes with a woodchip bed, the mid tier being lawned and the top tier being low maintenance and pebbled.

This property would make an ideal purchase for a ranger of buyers looking in the Dewsbury area as it is only a stone throw from Leeds town centre for those looking for local amenities and transport links are close by as Dewsbury is home to its own train station and local bus routes. The M62 and M1 motorway links are also a stones throw away for those who look to travel further afield. Only a full internal inspection will truly show what is to offer at this property and so an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass pane leading into the entrance hall. Central heating radiator, stairs to the first floor landing with understairs storage, UPVC double glazed frosted window to the front, doors to the garage and Jack & Jill style shower room.

GARAGE

16'0" x 9'5" [4.9m x 2.88m]
Power and light, manual up and over door.

JACK & JILL SHOWER ROOM/W.C.

5'5" x 7'3" [1.67m x 2.23m]
Extractor fan, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with electric shower head attachment and shower screen. Tiled and decorative panelling to the walls. Door leading to bedroom three.

BEDROOM THREE

8'8" x 9'10" [2.65m x 3.02m]
Frosted UPVC double glazed window to the side, column central heating radiator, spotlighting to the ceiling, access to a walk in wardrobe.

WALK IN WARDROBE

5'6" x 4'3" [1.7m x 1.3m]

FIRST FLOOR LANDING

Door to the kitchen diner.

KITCHEN DINER

12'5" x 15'4" max x 12'8" min [3.8m x 4.68m max x 3.88m min]
UPVC double glazed window to the rear, set of UPVC double glazed French doors to the rear garden, central heating radiator, door to the living room, a range of modern wall and base units with laminate

work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, five ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a dishwasher, space for fridge freezer, extractor fan, Vaillant combi boiler, breakfast bar with laminate work surface over.



LIVING ROOM

14'0" x 12'1" [4.29m x 3.7m]
Door to the further hallway, UPVC double glazed window to the front, coving to the ceiling, dado rail, gas fireplace with Limestone hearth surround and mantle.



HALLWAY

UPVC double glazed window to the front, stairs to the second floor landing.

SECOND FLOOR LANDING

Loft access, doors to three further bedrooms and the house bathroom/w.c.

BEDROOM ONE

9'0" x 14'4" [2.75m x 4.39m]
UPVC double glazed window to the front enjoying far reaching views of Dewsbury town centre, central heating radiator.



BEDROOM TWO

12'3" x 9'1" max x 7'5" min [3.75m x 2.78m max x 2.27m min]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

9'3" x 7'6" [2.84m x 2.31m]
UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM/W.C.

8'7" x 5'11" max x 2'8" min [2.63m x 1.81m max x 0.82m min]
Frosted UPVC double glazed window to the front, central heating radiator, low flush w.c., ceramic wash basin built in to the bulkhead, panelled bath with mixer tap and shower head attachment, glass shower screen and is fully tiled with extractor fan.



OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for one vehicle leading to the single integral garage with manual up and over door, power and light, wood chip area and set of paved steps leading to the front entrance door. To the rear garden has an attractive enclosed tiered garden, the lower tier being paved patio area perfect for outdoor dining and entertaining purposes with a slight woodchip border. The second tier is laid to lawn, ideal for families and the top tier is low maintenance pebble. Fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.