

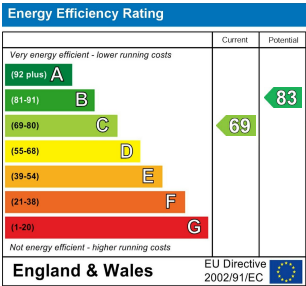


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 6 Whitby Crescent, Dewsbury, WF12 7ND

### For Sale Freehold Offers In The Region Of £290,000

Occupying a corner plot position is this well appointed and attractive four bedroom detached home enjoying a two storey extension to the side.

With UPVC double glazing and gas central heating, the property fully comprises entrance hall, lounge, separate dining room with w.c. off and modern kitchen/breakfast room. The first floor landing leads to four bedroom (three of which are doubles) and main house bathroom/w.c. Outside, lawned garden to the front and side. Whilst to the other side there is a low maintenance artificial lawn and flagged garden. In addition there is a driveway providing off street parking leading to the brick built semi detached garage with electric roller door.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway, perfect for those looking to commute further afield.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, laminate flooring, radiator, dado rail, stairs to the first floor landing and doors into the dining room and lounge.

### LOUNGE

15'11" x 13'2" [4.87m x 4.02m]

UPVC double glazed windows to the front and side, two radiators, coving to the ceiling and laminate flooring.



### DINING ROOM

9'0" x 15'10" [2.76m x 4.85m]

UPVC double glazed window to the front, two radiators, dado rail, laminate flooring and coving to the ceiling. Squared doorway into the kitchen/breakfast room and door to downstairs w.c.



### W.C.

Low flush w.c., fitted wash basin and tiled effect floor.

### KITCHEN/BREAKFAST ROOM

9'0" x 15'11" [2.76m x 4.87m]

Range of modern fitted wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill with touch screen four ring electric hob and stainless steel filter hood above. UPVC double glazed windows to the side and front, radiator, part laminate floor and part tiled effect floor. Plumbing for a washing machine, drawers over the base units, integrated fridge/freezer and slimline wine cooler. Radiator, coving to the ceiling and UPVC door to the side.

### FIRST FLOOR LANDING

Loft access, dado rail, UPVC double glazed frosted window, doors to the airing cupboard, four bedrooms and bathroom.

### BEDROOM ONE

15'10" x 9'1" [4.84m x 2.78m]

UPVC double glazed windows to the front and side, radiator and fitted wardrobes.



### BEDROOM TWO

12'10" x 8'11" [3.93m x 2.73m]

UPVC double glazed window to the front, radiator and fitted double wardrobe with sliding mirror doors.



### BEDROOM THREE

9'5" x 10'3" [2.88m x 3.13m]

UPVC double glazed window to the front and radiator.



### BEDROOM FOUR

6'1" x 10'2" [1.87m x 3.12m]

UPVC double glazed window to the side and radiator.

### BATHROOM/W.C.

6'5" x 5'8" [1.96m x 1.73m]

Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Fully tiled walls and floor. Radiator and UPVC double glazed frosted window to the front.



### OUTSIDE

To the front a driveway leads to the brick built semi detached garage with electric roller door and rear door. There are lawned garden areas to the front and side with block paved path with gate to the front door. To the other side is an attractive low maintenance pebbled garden incorporating artificial lawn area.



### PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.