



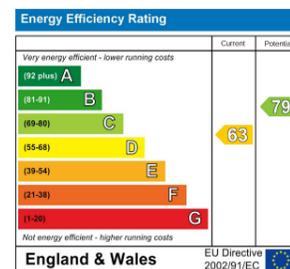
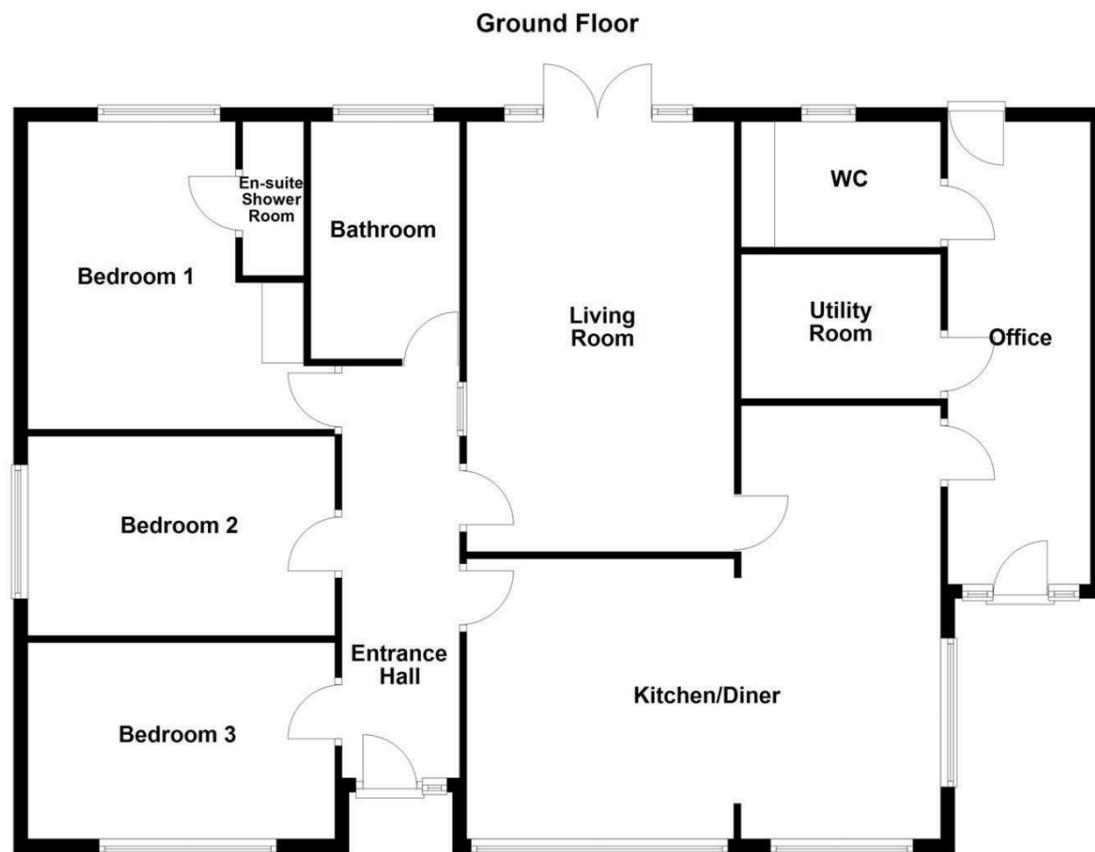
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



**17 Nixon Close, Dewsbury, WF12 0JA**

**For Sale Freehold £425,000**

A superbly presented three bedroom detached true bungalow renovated to an extremely high standard throughout. Benefitting from all double bedrooms, bedroom one having fitted wardrobes and an en suite shower room, a bespoke kitchen diner with integrated appliances and quartz worksurfaces and a spacious living room with a feature fireplace.

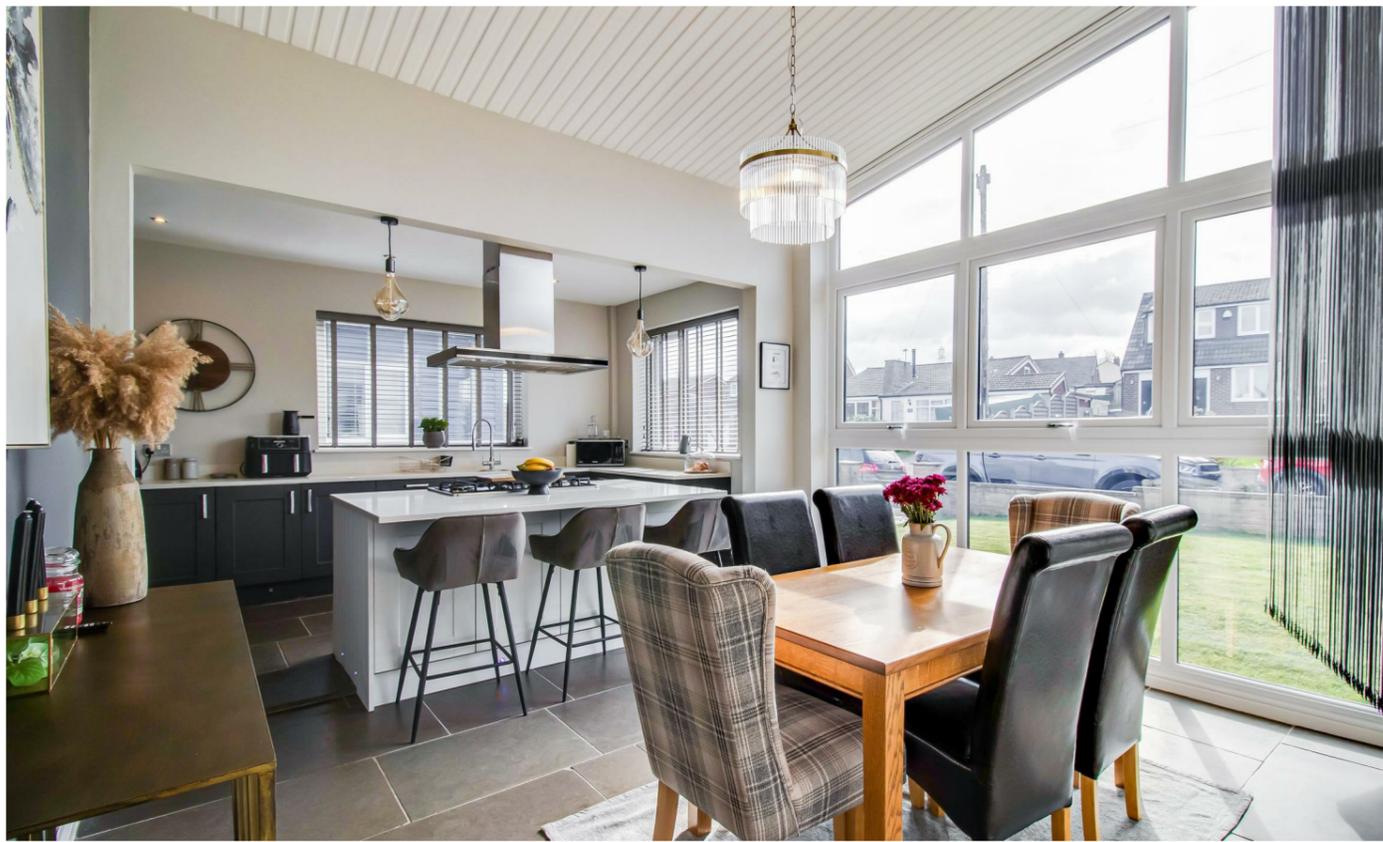
The property features an entrance hall with access to the kitchen diner, living room, three bedrooms, and house bathroom. The kitchen diner leads to the office, utility, and W.C., while the living room has French doors opening onto a paved patio with rolling valley views. Externally, the front boasts a lawned garden, a block paved driveway and a block paved pathway leading to the front and side door. The driveway extends down the side to the rear garden, secured by a timber swing gate. To the rear there is an 'L' shaped block paved driveway, a single detached garage with an electric roller door, steps up to a paved patio, a lawned garden and a timber shed. The rear garden is fully enclosed by timber fencing.

The property is ideally located for all local shops, schools and other local amenities. Local bus routes run past the property to surrounding towns such as Horbury, Ossett and Flockton.

This property would make an ideal purchase for a range of buyers and so an early viewing comes highly recommended to avoid any level of disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into entrance hall. UPVC double glazed frosted panel window to the side of the door, UPVC double glazed frosted sun light above the door. Loft access, spotlights to the ceiling, central heating radiator, six doors off the entrance hallway leading into three bedrooms, the house bathroom, living room and kitchen diner. Solid oak floor.

### KITCHEN DINER

21'11" x 20'0" [max] x 12'9" [min] [6.70m x 6.11m [max] x 3.89m [min]] Three UPVC double glazed windows to the front, plinth lighting, fully tiled floor with electric under floor heating, central heating radiator. A range of wall and base units with quartz work surface over, ceramic 1 1/2 sink with mixer tap. Central island with quartz work top, a six ring gas burner and extractor above with seating for three. Integrated dishwasher, integrated bin drawer, integrated twin oven and grill, built in wine rack. Space for an American style fridge freezer built into the kitchen itself. One door into the office, one into the living room.

### LIVING ROOM

12'5" x 19'10" [3.79m x 6.07m] UPVC double glazed French doors to the rear with UPVC double glazed panel windows on either side and above, coving to the ceiling, spotlights, cast iron burner inset into a slate half in the corner.



### OFFICE

6'7" x 21'4" [2.03m x 6.52m] Composite front entrance door, frosted UPVC double glazed panel windows on either side, UPVC double glazed door with window built in to the rear. Doors into utility room and W.C., central heating radiator.

### UTILITY

8'4" x 6'7" [2.55m x 2.03m] A range of base units with laminate work surface over, stainless steel sink and drainer with two taps, plumbing and drainage for a washing machine. Space for under counter washing machine and dryer. Spotlights, loft access. Built in storage within, fixed shelving.

### W.C.

7'0" x 5'4" [2.14m x 1.63m] UPVC double glazed frosted window to the rear. Fitted double wardrobe with mirror glass sliding doors. Low flush W.C., pedestal wash basin with two chrome taps. Boiler housed in here.

### BEDROOM ONE

14'2" x 14'3" [max] x 9'7" [min] [4.32m x 4.36m [max] x 2.94m [min]] UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, door to the en suite shower room. Fitted double wardrobe with mirrored glass sliding doors.



### EN SUITE SHOWER ROOM

Enclosed shower cubicle with mixer shower, wall mounted wash basin with mixer tap, tiled splashback and a vanity unit below, low flush W.C.. Chrome ladder style radiator, extractor fan. Fully tiled walls in the shower cubicle.

### BEDROOM TWO

14'4" x 9'2" [4.37m x 2.81m] UPVC double glazed window to the side, coving to the ceiling, central heating radiator.

### BEDROOM THREE

14'4" x 9'0" [4.38m x 2.76m] UPVC double glazed window to the front, loft access, coving to the ceiling, central heating radiator.



### BATHROOM

10'11" x 6'11" [3.35m x 2.12m] Frosted UPVC double glazed window to the rear, tiled floor and tiled in the shower, underfloor heating, shaver socket point, chrome ladder style radiator, extractor fan. Comprising of a five piece suite with two laminate wash basins with chrome mixer taps and tiled splashback, built into drawers below. Freestanding bath with a floor mounted chrome mixer tap with Swann neck, low flush W.C., walk in shower cubicle with glass screens and mixer shower within.



## OUTSIDE

To the front of the property is an attractive lawned front garden with a block paved driveway to the left and a block paved pathway leading directly to the recessed front door to the right. The block paved pathway also leads up to the door accessing the office. The driveway leads all the way down the side, providing ample off road parking for several vehicles. To the rear there is a timber swing gate providing access into a paved 'L' shaped block paved driveway and a single detached garage with an electric roller door and power and light within. There are steps leading up to a paved patio area with double outside power socket, a attractive lawned garden with a timber shed to the side of the garage and timber built surround fences on all three sides making it completely enclosed. The property enjoys rolling valley views.



## COUNCIL TAX BAND

The council tax band for this property is D.

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.