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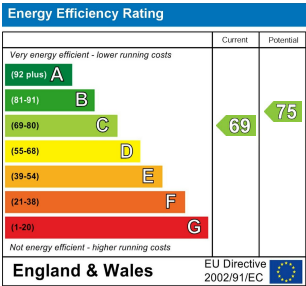


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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.



## 2 Patterdale Road, Hanging Heaton, Dewsbury, WF12 7NP

### For Sale Freehold Offers In The Region Of £480,000

An internal appraisal of this mature and extended detached residence will reveal a home of most generous proportions, ideally suiting the larger growing family. Located on a prime corner position within a sought after and well regarded residential location and being handily placed for access to a number of local towns, cities and arterial roads.

The property itself, which enjoys the benefits of gas central heating together with double glazing, briefly comprises a reception hallway, cloakroom/w.c, sizeable 20ft long through lounge, games/family room, formal dining room, breakfast kitchen (being appointed with an extensive range of cabinetry), rear entrance hall with utility room off, addendum office/gym, five first floor bedrooms (the guest bedroom enjoying an en suite shower room and the principle bedroom featuring a sizeable adjacent dressing room) contemporary fitted four piece house bathroom/w.c. Externally, a block paved driveway to the frontage provides ample off street parking which in turn leads to an adjoining single car garage with remote controlled roller shutter door. There are predominantly laid to lawn gardens to both the front and side, whilst to the rear there is a South facing rear garden with log store and an extensive paved patio enjoying a high degree of privacy  
Hanging Heaton itself is further served by a range of nearby facilities and amenities together with local schooling and transport.

We would consider an early viewing of this delightful home at an early opportunity in order to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALLWAY

A double glazed entrance door leads into the entrance hallway. Central heating radiator and Karndean flooring.

### CLOAKROOM/W.C.

Incorporating a low level w.c. and hand wash basin. Part tiled walls and storage cupboard off.

### LOUNGE

20'0" x 11'11" [6.10 x 3.63]  
A bright and well proportioned living room, the focal point of which is a Cast iron multi fuel burning stove. UPVC double glazed walk-in bay window. Double doors leading to the games/family room. Coving to the ceiling.



### GAMES/FAMILY ROOM

21'5" x 12'0" [6.52 x 3.66]  
A delightful addendum room forming part of a recent extension, having four UPVC double glazed windows and twin UPVC patio doors leading out onto the side garden. Two central heating radiators and laminate wood flooring.



### DINING ROOM

13'8" x 9'5" [4.16 x 2.86]  
UPVC double glazed windows to both the front and rear elevations. Central heating radiator.

### BREAKFAST KITCHEN

13'5" x 11'10" [4.08 x 3.60]  
Being impressively equipped with an extensive range of cabinetry comprising of fitted base and wall units together with complementary granite work top surfaces extending to a breakfast bar area with an inset stainless steel sink unit and mixer tap. Range oven with extractor hood over, ceiling downlighting and Karndean flooring. Complementary splash back tiling and double glazed windows to both the front and rear elevations. Door to the rear entrance hall.

### REAR ENTRANCE HALL

Karndean flooring, outer access double glazed door and useful storage cupboard off.

### UTILITY ROOM

6'7" x 4'6" [2.00 x 1.37]  
Equipped with a range of base and wall units, work tops together with stainless steel sink unit and plumbing for an automatic washing machine. Adjacent boiler room.

### FIRST FLOOR LANDING

A spacious landing area with large eaves storage off.

### CLOAKROOM/W.C..

Incorporating a hand wash basin and low level w.c.

### BEDROOM ONE

13'6" x 11'10" [4.12m x 3.63m]  
A good sized bedroom with laminate flooring, central heating radiator and double glazed windows to both elevations.



### WALK-IN DRESSING ROOM

8'4" x 3'11" [2.54 x 1.20]  
Fitted wardrobes and over head storage. Laminate flooring.

### BEDROOM TWO

15'3" narrowing to 11'10" x 9'2" [4.66 narrowing to 3.60 x 2.80]  
Having a sizeable in built wardrobe and hand wash basin set into a vanity unit. Double glazed bay window, central heating radiator and laminate wood flooring.

### BEDROOM THREE

9'10" x 12'1" [3.00 x 3.68]  
Situated to the rear of the property and benefiting from a sealed unit double glazed skylight Velux window. Double glazed window, central heating radiator and laminate flooring.

### BEDROOM FOUR

11'11" x 8'5" [3.62 x 2.56]  
Situated to the side of the property with a central heating radiator, double glazed window and laminate flooring.

### BEDROOM FIVE/GUEST BEDROOM

8'9" x 11'3" [2.66 x 3.44]  
Situated to the rear with a double glazed window, central heating radiator and laminate flooring.

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

Incorporating a modern white suite comprising of walk-in shower cubicle, low level w.c. and pedestal hand wash basin. Heated towel rail and fully tiled floor.

### HOUSE BATHROOM/W.C.

Four piece suite comprising anthracite walk-in shower, free standing bath with floor standing chrome mixer filler, low flush wc, wall hung vanity unit with washbasin, chrome mixer and tiled splash back. Fully tiled floor, UPVC double glazed window, anthracite wall radiator.



### OUTSIDE

The property stands in an enviable corner plot position and is approached via a sizeable block paved driveway providing off street parking for a number of vehicles which in turn leads to an adjoining garage, lawn and shrubbery border. To the rear, a large lawned South facing garden with landscaped entertaining area comprising Indian paved patio, composite decking with contemporary pagoda, log store, gravelled section and detached outbuilding with w.c. and hot/cold water supply.



### GARAGE

9'10" x 17'9" approx [3.00 x 5.40 approx]  
Remote controlled roller shutter door, power and light. Internal access to an adjacent gym/office.

### GYM/OFFICE

12'6" x 7'0" [3.80 x 2.14]  
Double glazed window and rear entrance door.

### 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.