

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRAC T & CASTLEFORD

01977 798 844



18 Windsor Road, Dewsbury, WF12 7RE

For Sale Freehold £310,000

Superbly appointed throughout is this modern three bedroom detached family home originally built by Barratt Homes.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, downstairs w.c., lounge and kitchen/diner. Stairs to the first floor lead to three bedrooms (main bedroom with en suite shower room) and main house bathroom. Outside, a small flagged garden to the front and lawned garden to the side incorporating flagged patio area. There is a block paved driveway to the other side providing off street parking for two vehicles.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

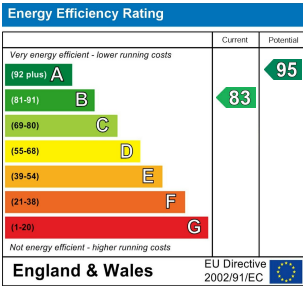
A fantastic home, ideal for the couple or family looking to gain access to the property market and a viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, stairs to the first floor landing, radiator, laminate floor, double doors to built-in cloak storage, doors to the lounge, kitchen/diner and downstairs w.c.

W.C.

Low flush w.c., pedestal wash basin, radiator and wood effect floor.

LOUNGE

10'7" x 15'6" (3.25m x 4.74m)

UPVC double glazed windows to the front and side, radiator, recess ceiling spotlights



KITCHEN/DINER

15'6" x 8'10" (4.73m x 2.70m)

Range of modern fitted wall and base units with matching work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood, integrated fridge/freezer, integrated dishwasher and plumbing for a washing machine. UPVC double glazed windows to the front and side with French doors to the side. Spotlights, wood effect floor and radiator.



FIRST FLOOR LANDING

Loft access, airing cupboard, doors to three bedrooms and bathroom.

BEDROOM ONE

10'9" x 10'6" (3.29m x 3.21m)

UPVC double glazed window to the side, radiator and fitted double wardrobe. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'8" x 7'7" (1.44m x 2.32m)

Low flush w.c., pedestal wash basin and double shower cubicle with mixer tap. Wood effect floor, UPVC double glazed frosted window to the front and radiator.



BATHROOM/W.C.

5'7" x 4'9" (1.72m x 1.45m)

Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Wood effect floor, radiator and UPVC double glazed frosted window to the side.

BEDROOM TWO

8'10" (min) x 9'11" (max) x 8'9" (2.71m (min) x 3.04m (max) x 2.67m)

UPVC double glazed window to the front, radiator and built-in double wardrobe.



BEDROOM THREE

8'10" x 6'5" (2.71m x 1.97m)

UPVC double glazed window to the side and radiator.

OUTSIDE

To the front is a small flagged garden. To the side of the property is a block paved driveway providing off-street parking for two vehicles. To the other side of the property is a lawned garden incorporating a flagged patio area, surrounded by timber fencing.



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.