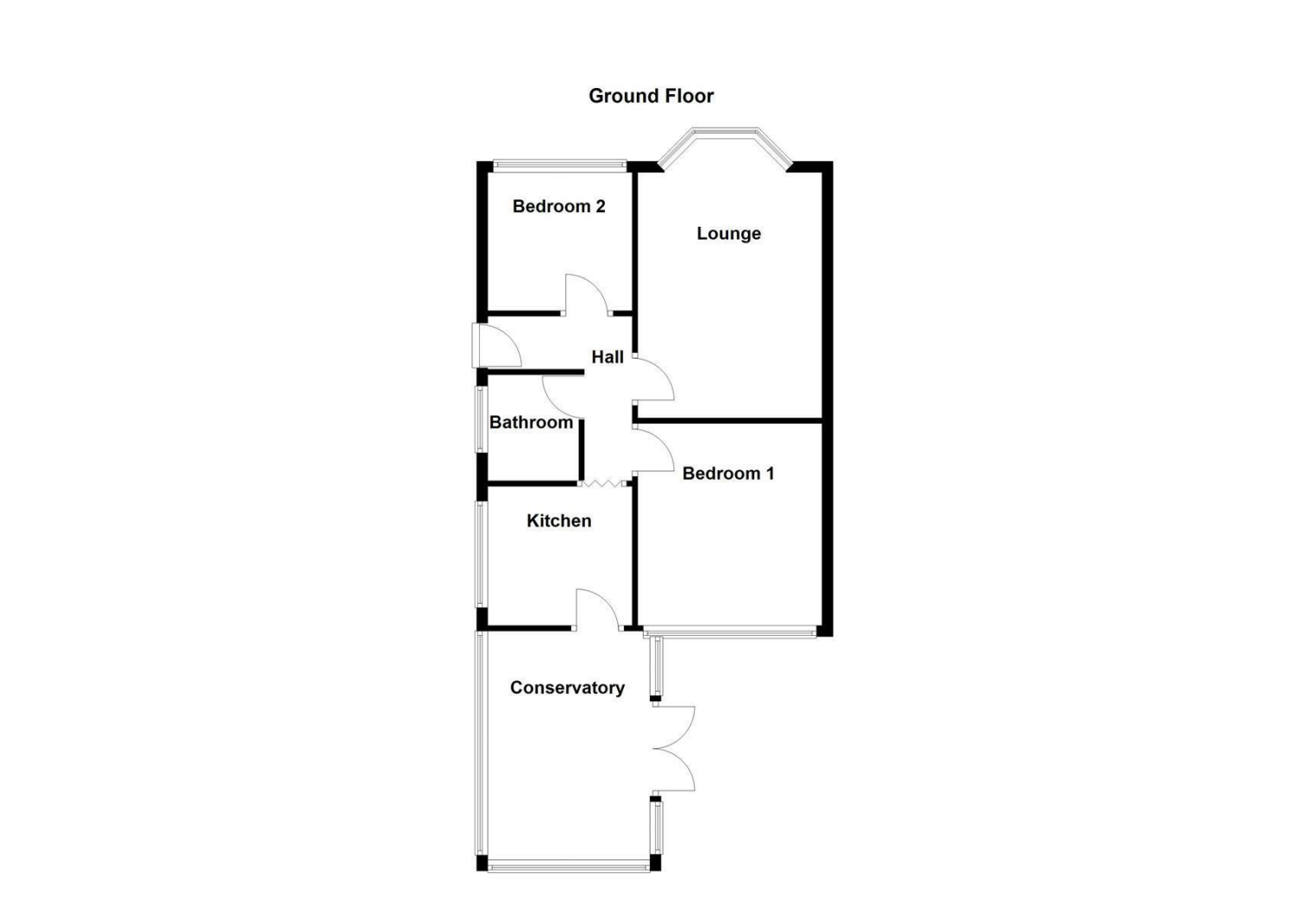




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



18 Kennedy Close, Dewsbury, WF12 7EL

For Sale Leasehold £195,000

Occupying a pleasant cul-de-sac position, this well presented two bedroom semi detached bungalow offers comfortable and low maintenance living, benefiting from ample driveway parking and attractive rear gardens.

The accommodation briefly comprises an entrance hall, a spacious lounge, a fitted kitchen, a conservatory, two well proportioned bedrooms, and a modern family bathroom. Externally, the property features low maintenance gardens to both the front and rear, with a flagged patio seating area ideal for outdoor relaxation, and a side driveway providing off road parking for multiple vehicles.

Ideally situated for access to the excellent range of shops, amenities, and facilities available in both Ossett and Horbury, the property also offers convenient links to the motorway network, making it an excellent choice for those wishing to commute.

This delightful bungalow would make a perfect home for downsizers or those seeking single level living, and an early viewing is highly recommended to fully appreciate all it has to offer.



ACCOMMODATION

ENTRANCE HALL

A side UPVC door into the main hallway, which has a central heating radiator and provides access to two bedrooms, lounge, bathroom and kitchen.

LOUNGE

14'8" x 10'11" [4.49m x 3.35m]

UPVC double glazed bay window to the front elevation, central heating radiator, and electric fire with wood surround.

KITCHEN

8'6" x 8'4" [2.60m x 2.56m]

Fitted kitchen comprising a range of wall and base units with black laminate worktops, stainless steel sink and drainer, integrated gas hob and oven with cooker hood, and space for dishwasher, washing machine and fridge freezer. Spotlights to the ceiling and tiled splashbacks to the walls. UPVC double glazed window to the side elevation and rear wooden door leading into the conservatory.



CONSERVATORY

13'6" x 9'8" [4.13m x 2.96m]

UPVC double glazed windows to the side and rear elevations with UPVC French doors opening out to the garden. Wood effect laminate flooring and central heating radiator.



BEDROOM ONE

12'0" x 11'1" [3.67m x 3.40m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

8'6" x 8'2" [2.61m x 2.49m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

6'3" x 5'5" [1.91m x 1.66m]

Comprising a three piece suite with panelled bath and wall mounted electric shower, wash hand basin and w.c. Central heating radiator, spotlights to the ceiling, fully tiled walls and frosted UPVC double glazed window to the side elevation.



OUTSIDE

The property benefits from low maintenance gardens to the front and rear with patio seating areas and lawned sections. A side driveway provides off street parking for several vehicles.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

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.

LEASEHOLD

The ground rent is £7.00 [pa]. The remaining term of the lease is 937 years [2025].