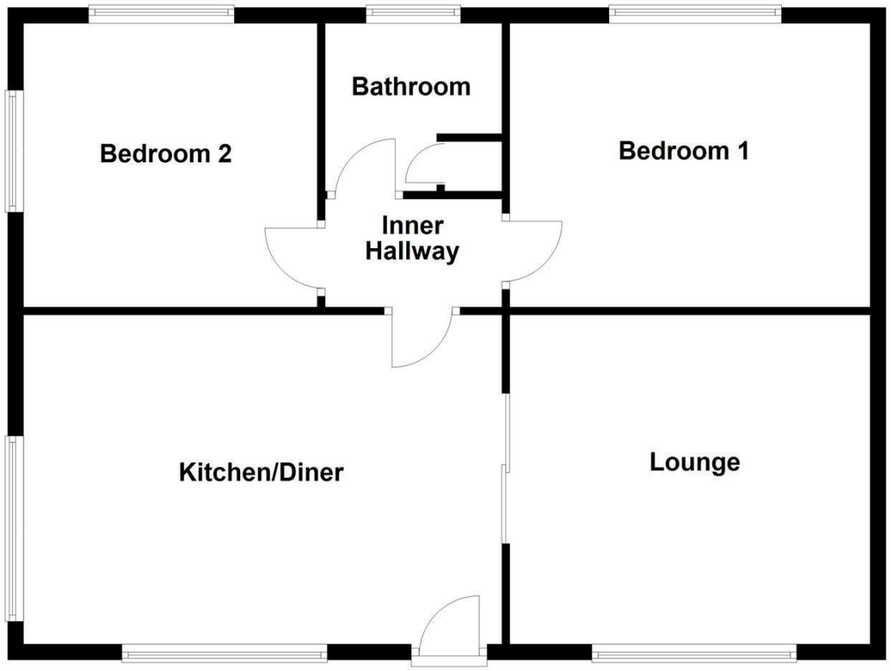
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





191 Wakefield Road, Dewsbury, WF12 8AJ

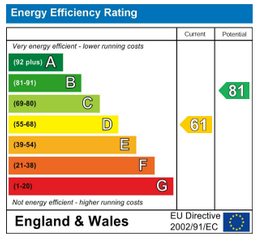
For Sale Freehold Offers Over £294,000

Enjoying a generous corner plot and a wonderful sense of privacy, this delightful two bedroom detached bungalow is a home filled with comfort and potential.

The accommodation is thoughtfully laid out, featuring a light-filled kitchen/diner perfect for everyday family meals, a cosy lounge for relaxing evenings, an inner hallway, two well proportioned double bedrooms and a bathroom. With majority double glazing and gas central heating, the property is ready to move straight into, while still offering scope to personalise and make it your own. Outside, the bungalow truly shines with lawned gardens wrap around the front, side, and rear, creating a lovely setting to enjoy the outdoors, whether it's morning coffee in the sun, family barbecues, or simply a quiet moment surrounded by greenery. A detached garage is tucked within the rear grounds, providing both practicality and convenience.

Situated close to everyday amenities, schools, and transport links, with easy access to the motorway network, this home combines peace and privacy with excellent connectivity.

Whether you're looking for your first step on the property ladder, a place to settle as a family, or somewhere to downsize without compromise, this charming bungalow offers a warm and welcoming lifestyle. An early viewing is strongly encouraged.



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

KITCHEN/DINER
19'10" x 13'11" (6.06m x 4.26m)

Front entrance door. An open plan kitchen diner with a range of wall and base units with work surface over incorporating stainless steel sink and drainer, five ring gas hob, integrated double oven and grill, plumbing for a washing machine, space for a dishwasher and space for a fridge/freezer. Two radiators, laminate flooring, large floor to ceiling UPVC double glazed windows to the side and front with secondary glazing. Sliding doors into the lounge.



LOUNGE
14'10" x 14'8" (4.54m x 4.49m)

UPVC double glazed window to the front with secondary glazing, coving to the ceiling, radiator and fuel effect gas fire. Door to the inner hallway.



INNER HALLWAY
Loft access, doors to two bedrooms and bathroom.

BEDROOM ONE
11'10" x 14'8" (3.63m x 4.49m)

UPVC double glazed window to the rear, radiator and fitted wardrobes.



BEDROOM TWO
11'11" x 12'6" (3.65m x 3.83m)

UPVC double glazed windows to the rear and side, radiator.



BATHROOM/W.C.
7'0" x 8'8" (2.14m x 2.66m)

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower and mixer shower attachment. Airing cupboard, UPVC double glazed frosted window to the rear and radiator.



OUTSIDE
The property sits on a corner plot position with lawned gardens to the front, side and rear enjoying a good degree of privacy. There is off street parking to the rear and concrete sectional detached garage.



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.

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.