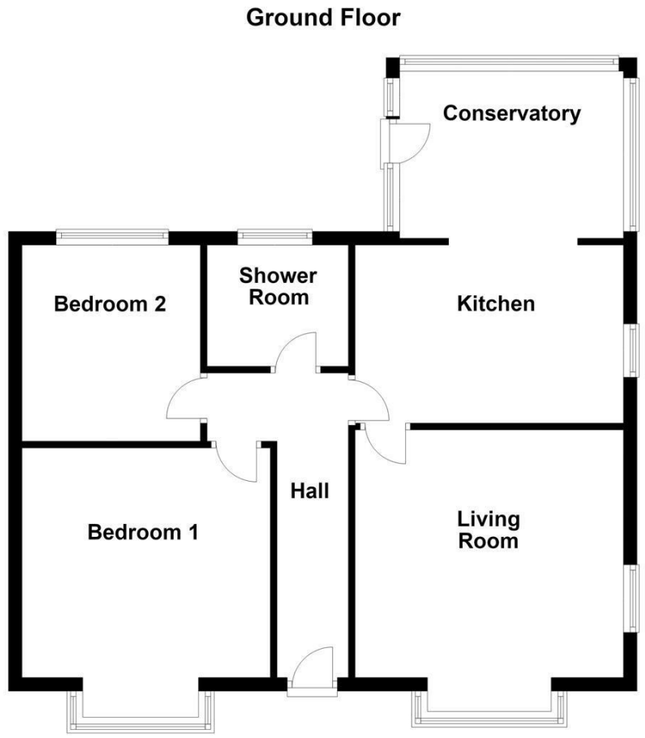
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





Grange Bungalow, 781 Leeds Road, Dewsbury, WF12 7HT

For Sale Freehold £360,000

Recently renovated and modernised to a superb standard throughout is this impressive two bedroom detached bungalow, offering stylish and beautifully presented accommodation ready for immediate occupation. Benefitting from new roof and windows, secure gated access, ample driveway parking and attractive low maintenance south facing garden with stunning open views to the rear, the property is ideally suited to those seeking contemporary single storey living.

The well proportioned accommodation comprises a welcoming entrance hall, spacious living room, modern fitted kitchen with adjoining conservatory providing an additional reception space overlooking the garden. There are two good sized bedrooms, together with a contemporary shower room completing the accommodation. Externally, the property is approached through electric gates, providing a secure entrance onto the driveway with ample off road parking. The gardens have been thoughtfully designed with ease of maintenance in mind, incorporating paved patio areas, lawn and decorative pebbled sections, creating an attractive setting for outdoor dining, entertaining and relaxation.

Conveniently positioned for the wide range of shops, amenities and services available in both Dewsbury and Ossett, the property also provides excellent access to the motorway network, making it particularly well placed for those commuting further afield.

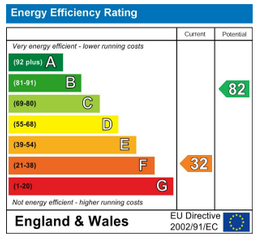
Having undergone an impressive programme of renovation and modernisation, this superb bungalow is ready to move into and enjoy. An early viewing is highly recommended to fully appreciate the quality, presentation and accommodation on offer.

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.

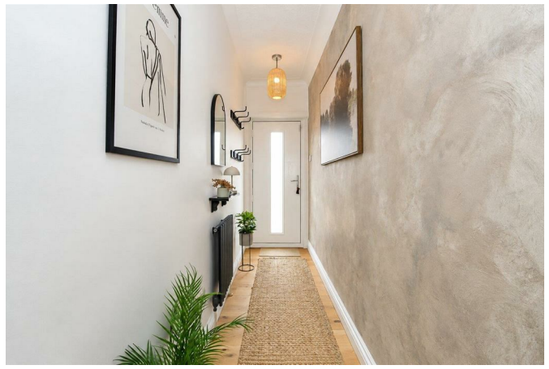
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the hallway. Wood flooring, central heating radiator and loft access. Doors provide access to the kitchen, shower room and two bedrooms.



LIVING ROOM

12'11" x 11'10" (3.95m x 3.62m)

UPVC double glazed box bay window overlooking the front elevation, together with a frosted UPVC double glazed side window. Central heating radiator, wood flooring with matching skirting boards, exposed brick feature walls and fitted shelving to one side.



KITCHEN

12'5" x 8'7" (3.80m x 2.64m)

Recently renovated and fitted with a modern range of base units with laminate work surfaces over. Integrated induction hob with extractor hood above, integrated oven, integrated fridge freezer and further floor-to-ceiling storage units housing the boiler. UPVC double glazed window overlooking the side elevation, central heating radiator and opening through to the conservatory.



CONSERVATORY

6'7" x 8'3" (2.03m x 2.53m)

UPVC double glazed windows overlooking the rear and side elevations, together with a UPVC side entrance door. Wood flooring with matching skirting boards and floor-to-ceiling radiator.



SHOWER ROOM/W.C.

5'10" x 5'7" (1.80m x 1.72m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a generous walk-in shower enclosure incorporating an inset rainfall shower head and separate handheld shower attachment, vanity wash basin with mixer tap and low flush W.C. Fully tiled walls, black ladder style radiator and spotlights to the ceiling.



BEDROOM ONE

11'11" x 10'11" (3.64m x 3.34m)

UPVC double glazed box bay window overlooking the front elevation, central heating radiator and wood flooring with matching skirting boards.



BEDROOM TWO

9'8" x 8'9" (2.95m x 2.67m)

UPVC double glazed window, central heating radiator and wood flooring with matching skirting boards.



OUTSIDE

Electric gated access opens onto a low maintenance frontage with pebbled garden area and driveway parking for approximately one to two vehicles. To the rear is a paved patio seating area with stone borders, together with space for a garden shed or summer house. The garden is enclosed by timber fencing and enjoys far reaching views over the surrounding countryside.



COUNCIL TAX BAND

The council tax band for this property is C.

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.