



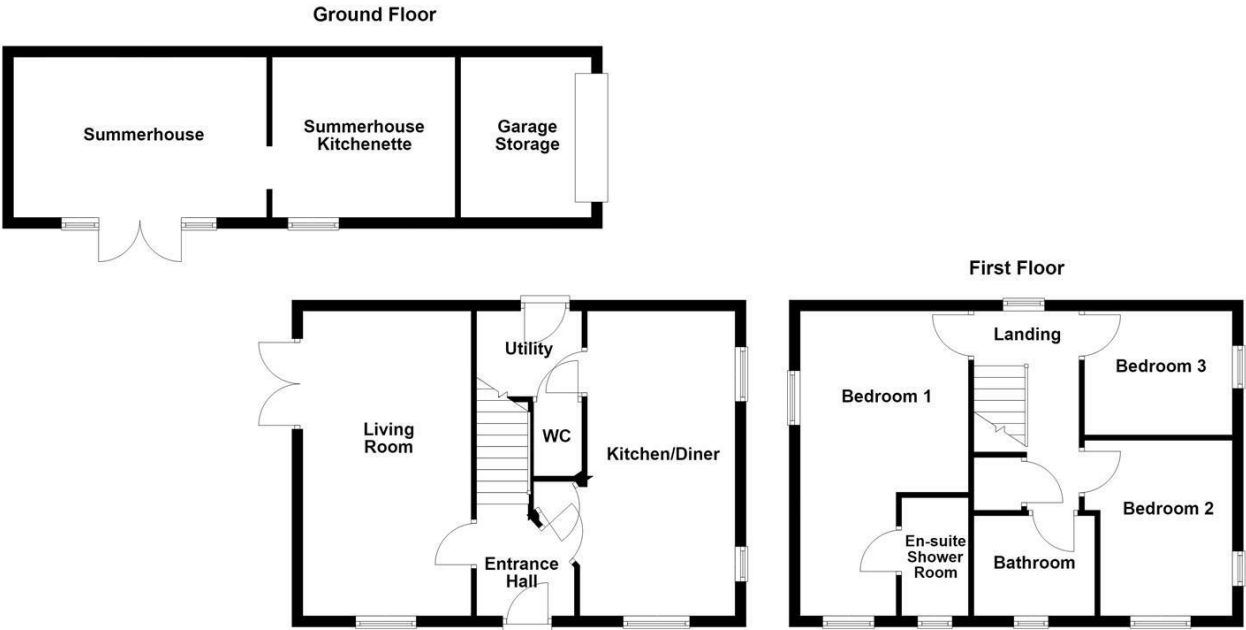
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01924 266 555

HORBURY
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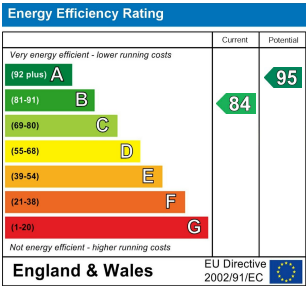


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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.



19 Rumble Road, Dewsbury, WF12 7LR

For Sale Freehold £315,000

Situated on a sought after modern development in Dewsbury is this superbly presented three bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property boasts three good sized bedrooms, generous reception space, ample off road parking and an attractive enclosed garden, together with a summer house and partially converted garage providing highly versatile additional accommodation.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room and kitchen diner. The living room provides access to the side garden, whilst the kitchen diner benefits from a useful storage cupboard and leads through to the utility room, downstairs WC and rear of the property. To the first floor, the landing provides access to the loft space via a pull down ladder, a useful storage cupboard, three well proportioned bedrooms and the family bathroom. The principal bedroom further benefits from its own en suite shower room. Externally, the property enjoys an attractive lawned front garden with a paved pathway leading to the entrance door. A tarmac driveway provides ample off road parking, with further secure parking available to the rear and an EV charging point. The garage has been partially converted, whilst retaining useful storage space with an up and over door, power and lighting. The main garden has been thoughtfully landscaped for ease of maintenance, incorporating artificial lawn and a porcelain paved patio area, ideal for outdoor dining and entertaining.

A particular feature of the property is the additional space created by the composite built summer house and converted section of the garage. Benefitting from UPVC double glazing, power, lighting and plumbing, this versatile area offers excellent potential for entertaining, working from home or accommodating multi generational family needs. The property also benefits from planning permission for a single storey rear extension, offering further potential.

Dewsbury offers an excellent range of shops, schools and everyday amenities, with further facilities available in nearby Ossett and Morley. Regular bus services operate close by, whilst Dewsbury railway station provides excellent connections to Leeds, Manchester and surrounding areas. Both the M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the presentation, versatility and additional potential this impressive family home has to offer.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass panel leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and doors leading to the kitchen diner and living room.

LIVING ROOM

10'2" x 18'5" [3.10m x 5.62m]
UPVC double glazed window to the front, UPVC double glazed French doors to the side and two central heating radiators.



KITCHEN/DINER

18'5" x 11'7" [5.62m x 3.55m]
Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a composite 1.5 sink and drainer with mixer tap and boiling water tap. Tiled splashbacks, four ring gas hob with stainless steel extractor hood above, integrated oven, integrated fridge freezer and integrated dishwasher. UPVC double glazed windows, two to the side and one to the front, two central heating radiators, access to a useful storage cupboard and door leading to the utility room.

UTILITY ROOM

6'3" x 5'1" [1.92m x 1.57m]
Composite rear entrance door with fitted blinds, central heating radiator and door

providing access to the downstairs W.C. Fitted with a range of wall and base units with laminate work surfaces over, space and plumbing for a washing machine and tumble dryer, tiled splashbacks and Ideal combination boiler.

W.C.

6'3" x 4'11" [1.92m x 1.50m]
Extractor fan, low flush W.C., pedestal wash basin with tiled splashback and central heating radiator.

GARAGE STORAGE SPACE

9'8" x 7'10" [2.95m x 2.40m]
Power and lighting, together with a manual up and over door.

FIRST FLOOR LANDING

Loft access with pull-down ladder, UPVC double glazed window to the rear, central heating radiator, spotlights to the ceiling, useful overstairs storage cupboard and doors providing access to bedroom one, bedroom two, bedroom three and the house bathroom.

BEDROOM ONE

10'5" x 18'5" [3.20m x 5.62m]
UPVC double glazed windows to the side and front, partial spotlights to the ceiling, two central heating radiators, range of fitted wardrobes and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'10" x 7'1" [1.17m x 2.16m]
Frosted UPVC double glazed window to the front, spotlights to the ceiling, extractor fan and brushed brass ladder style central heating radiator. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, LED mirror and shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Brushed brass fittings throughout.



BEDROOM TWO

9'2" x 10'7" [2.80m x 3.23m]
UPVC double glazed windows to the front and side, spotlights to the ceiling and central heating radiator.



BEDROOM THREE

9'2" x 7'5" [2.81m x 2.28m]
UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.

6'1" x 7'2" [1.87m x 2.20m]
Frosted UPVC double glazed window to the front, central heating radiator and extractor fan. Fitted with a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap and tiled surround.



OUTSIDE

To the front of the property is a lawned garden with a paved pathway leading to the front entrance and timber fencing with gated access. To the side is a tarmac driveway providing off road parking for two to three vehicles. Further parking is available to the rear on an additional tarmac driveway, together with an EV charging point and access to the residual garage storage space. The main garden is located to the opposite side and is designed for low maintenance, being predominantly artificially lawned with a porcelain paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets, and also provides access to the summer house.



SUMMER HOUSE

8'9" x 15'3" [2.68m x 4.67m]
Accessed from the rear garden via UPVC double glazed French doors. Decorative wall panelling, spotlights to the ceiling and opening through to the summer house kitchenette. This versatile space could be ideal for multi-generational living or home working.

SUMMER HOUSE KITCHENETTE

11'0" x 9'0" [3.37m x 2.76m]
Spotlights to the ceiling, UPVC double glazed window to the front of the summer house and fitted Shaker style units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, tiled splashback and space for an under counter fridge or freezer.



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.

PLANNING PERMISSION

The property has planning permission for a single storey rear extension. Further details can be found on the Kirklees Council Planning Portal. Ref: 2025/91839