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

15 Kingfisher Way, Dewsbury, WF12 7DN

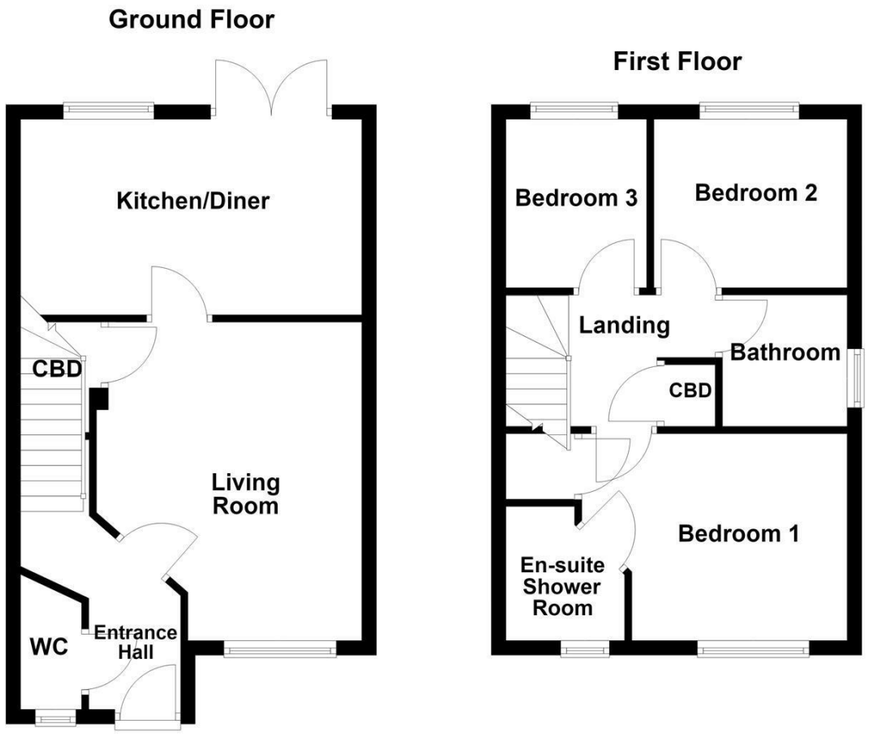
For Sale Freehold £235,000

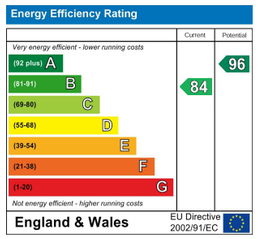
Situated within an attractive cul-de-sac on this modern residential development is this well presented three bedroom semi detached home, offering well proportioned accommodation throughout together with off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with access to the downstairs W.C. and spacious living room. The living room benefits from useful understairs storage and leads through into the modern fitted kitchen diner, where French doors open directly onto the rear garden. To the first floor are three good sized bedrooms and a modern three piece house bathroom. The principal bedroom also benefits from a useful storage cupboard and its own en suite shower room. Externally, to the front is a double width driveway providing off road parking for two vehicles, together with an electric vehicle charging point and a paved pathway leading to the entrance door.
To the rear is an enclosed garden with a paved patio area and pleasant lawn, creating an ideal space for outdoor dining and entertaining.

The property is well placed for local amenities and schools, with regular bus services providing links towards Wakefield, Dewsbury and Leeds. The M1 and M62 motorway networks are also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is 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 front entrance door leading into the entrance hall. Central heating radiator, staircase with handrail providing access to the first floor landing and two doors leading to the downstairs W.C. and living room.

DOWNSTAIRS W.C.
5'5" x 2'8" (1.67m x 0.83m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Central heating radiator.

LIVING ROOM
14'3" x 11'10" (4.36m x 3.63m)
UPVC double glazed window overlooking the front aspect and central heating radiator. Door providing access to a useful understairs storage cupboard and a further door leading into the modern kitchen diner.

KITCHEN DINER
15'3" x 8'9" (4.66m x 2.67m)
Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with extractor hood above, integrated fridge with separate integrated freezer below, space and plumbing for a washing machine and space and plumbing for a full size dishwasher. UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors opening directly onto it. Central heating radiator and combination condensing boiler housed within one of the kitchen cupboards.

FIRST FLOOR LANDING
Loft access and five doors providing access to three bedrooms, the house bathroom and a large storage cupboard.

BEDROOM ONE
11'10" x 9'8" (3.61 x 2.96)
UPVC double glazed window overlooking the front elevation, central heating radiator and mechanical ventilation to the ceiling. Two doors provide access to a useful storage cupboard over the stair bulkhead and the en suite shower room.

EN SUITE SHOWER ROOM
6'4" x 5'4" (1.94m x 1.63m)
Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and corner shower enclosure with double glazed doors and mixer shower. Fully tiled walls within the shower enclosure, part tiled walls elsewhere, central heating radiator, frosted UPVC double glazed window overlooking the front elevation and extractor fan to the ceiling.

BEDROOM TWO
8'8" x 7'6" (2.65m x 2.31m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and mechanical ventilation to the ceiling.

BEDROOM THREE
7'6" x 6'5" (2.31m x 1.96m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and mechanical ventilation to the ceiling.

HOUSE BATHROOM
5'11" x 5'7" (1.82m x 1.71m)
Fitted with a three piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush W.C. Part tiled walls, central heating radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE
To the front is a double width tarmacadam driveway providing off road parking for two vehicles. A paved pathway leads directly to the front entrance door, with low maintenance pebbled borders. A further paved pathway leads through a timber gate to the enclosed rear garden. Electric vehicle charging point mounted to the front wall. To the rear is an enclosed garden with a paved patio area and pleasant lawn. Timber panel fencing encloses the garden to three sides. External water connection beneath the kitchen window.

COUNCIL TAX BAND
The council tax band for this property is C.

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.