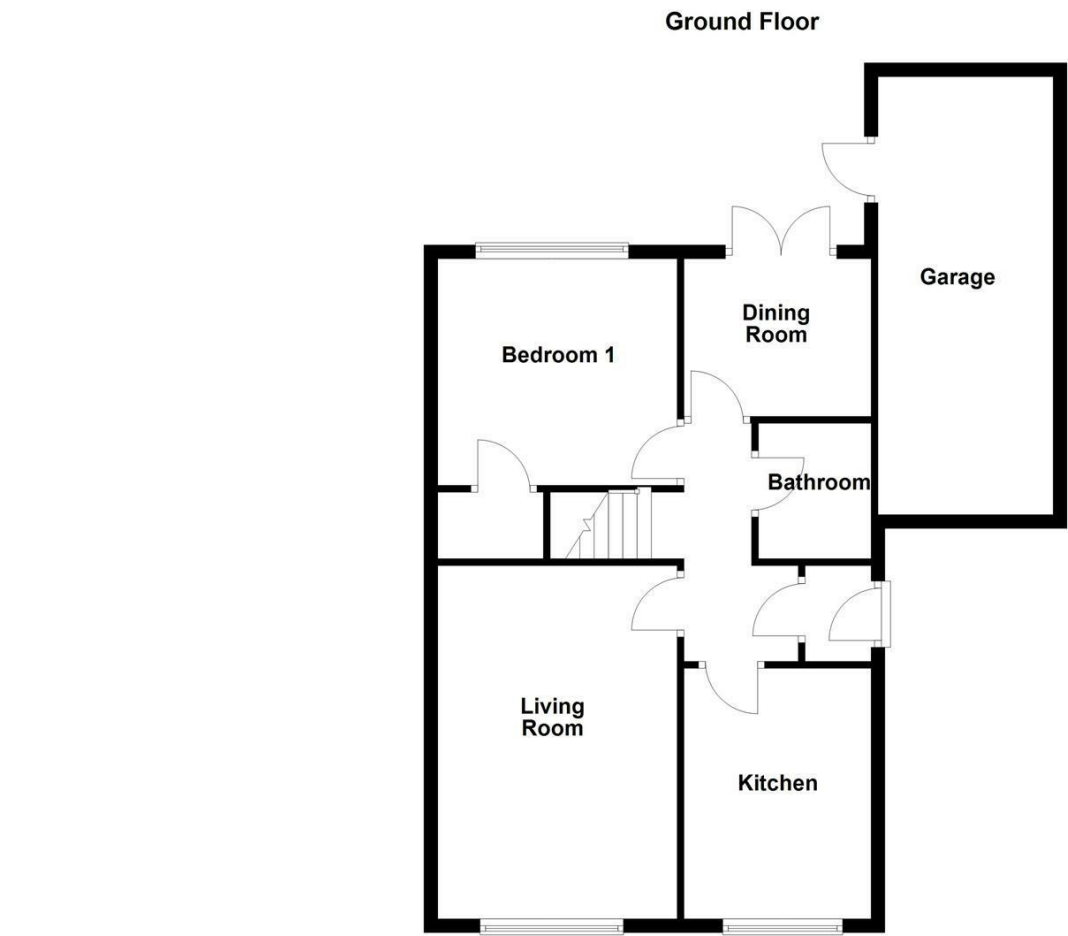


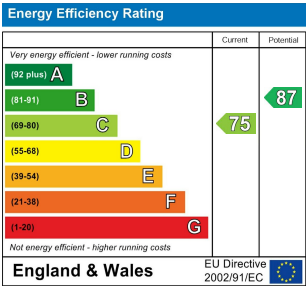


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



3 Moor Park Gardens, Dewsbury, WF12 7AS

For Sale Freehold Offers Over £280,000

An excellent opportunity to purchase this four bedroom semi detached family home, with potential to extend subject to planning and offering four double bedrooms, a spacious living room with feature fireplace, a kitchen breakfast room, separate dining room, and two house bathrooms set across the ground and first floors.

The property enjoys an attractive, long front garden with a block-paved driveway providing off-street parking and leading to an attached single garage. To the rear is a private enclosed garden with an Indian stone patio and a well-maintained lawn with raised planted borders.

Inside, a side porch leads into an L-shaped entrance hall with access to the kitchen breakfast room, fitted with high-gloss units and integrated appliances. The generous living room includes a feature fireplace, and there is also a modern house bathroom and a separate dining room completing the ground floor.

To the first floor, a landing provides access to three further double bedrooms, served by a second house bathroom with a three-piece suite.

The property is situated within walking distance of local amenities and schools, with regular bus services into Ossett town centre, Leeds, and Wakefield. The M1 and M62 motorway networks are also within easy reach, making this an ideal choice for families and commuters alike. Viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Composite side entrance door leading to the porch. The porch has laminate flooring, three UPVC double glazed panel windows to the side aspect, and a UPVC double glazed skylight above the door. Inset spotlights to the ceiling. A UPVC double glazed door with glass insert leads into the entrance hall with glass windows surrounding.

ENTRANCE HALL

The entrance hall has laminate flooring, a staircase with handrail leading up to the first floor landing, a radiator, five doors providing access to the kitchen/breakfast room, living room, two bedrooms and the shower room/w.c.

GROUND FLOOR BATHROOM/W.C

1.68m x 1.88m

Comprising a three piece suite with a panelled bath having mixer tap, glass shower screen, mixer shower with jacuzzi-style jets, rain shower head and shower attachment. Low flush WC. Wash basin with chrome tap, set into a floating vanity drawer below. Half tiled walls. Chrome ladder style radiator. UPVC double glazed frosted window to the side aspect. Inset spotlights to the ceiling.



LIVING ROOM

3.45m x 5.14m

UPVC double glazed window to the front aspect. Central heating radiator. Electric fire set on a granite hearth with granite interior and wooden decorative surround. Solid oak skirting. Coving to the ceiling.



KITCHEN BREAKFAST ROOM

3.63m x 2.74m

Range of wall and base high gloss units with laminate work surface and matching upstand. Plumbing and drainage for a washing machine. 1½ sink and drainer with mixer tap and shower attachment. Integrated oven and grill. Integrated fridge with separate freezer below. Central heating radiator. Breakfast bar. UPVC double glazed window to the front aspect. Five ring gas hob with stainless steel splashback and extractor with glass surround over. Integrated full-size dishwasher. Laminate flooring. Inset spotlights to the ceiling.



DINING ROOM

2.29m x 2.72m

Set of UPVC double glazed French doors to the rear garden with built in blinds. UPVC double glazed panel window to the side, also with fitted blinds. Laminate flooring. Central heating radiator. Coving to the ceiling.

BEDROOM FOUR (GROUND FLOOR)

3.38m x 3.30m

UPVC double glazed window overlooking the rear elevation. Central heating radiator. Coving to the ceiling. Door providing access into a wardrobe.



FIRST FLOOR LANDING

Central heating radiator. Loft access. Doors providing access to three bedrooms and the house bathroom. Wall light.

HOUSE BATHROOM/W.C.

2.74m x 2.44m

Pedestal wash basin with mixer tap and tiled splashback. Low flush WC. Corner bath with mixer tap and shower attachment with tiled splashback above. Laminate flooring. UPVC double glazed frosted window to the side elevation. Timber double glazed Velux roof window to the rear elevation. Storage cupboards in the eaves. Chrome ladder style radiator. Inset spotlights to the ceiling. Partial sloping ceiling.



BEDROOM ONE

3.24m x 3.46m

UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM TWO

2.60m x 3.34m

Partial sloping ceiling. Solid wooden floor. Central heating radiator. UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE

2.75m x 3.16m

UPVC double glazed window overlooking the side elevation. Central heating radiator. Small cupboard door providing access into the eaves.

OUTSIDE

To the front of the property is an attractive lawned garden with planted borders and a Yorkshire stone wall to the front. A block paved pathway leads to the front entrance, and a large block paved driveway provides ample off-road parking for several vehicles, leading up to the attached single garage with up-and-over door to the front. Outside up and down light to the side of the side entrance door. To the rear is an Indian stone paved patio area, ideal for entertaining and dining. Attractive lawned garden with planted borders to the right and rear. Railway sleeper edging. Timber panelled surround fences make the garden fully enclosed. UPVC double glazed side entrance door to the garage. Outside up and down light.



COUNCIL TAX BAND

The council tax band for this property is TBC.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.