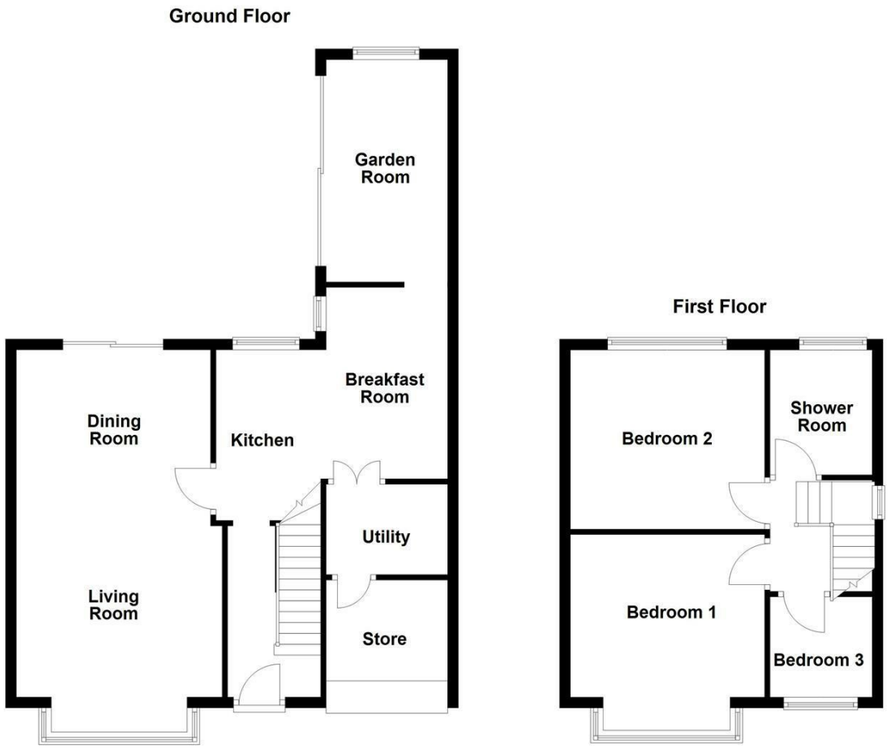
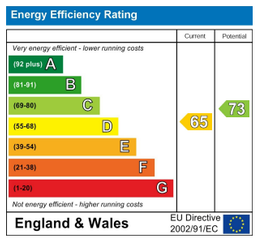




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

41 Grasmere Road, Dewsbury, WF12 7PG

For Sale Freehold £285,000

Thoughtfully extended and presented to an excellent standard, this spacious bay fronted three bedroom semi detached family home is situated in a popular residential area and benefits from a delightful enclosed rear garden.

Appointed with gas fired central heating and sealed unit double glazing, this comfortable and beautifully presented home is approached via a welcoming reception hall, which leads into a generous living room featuring a square bay window to the front elevation and an attractive feature fireplace. The living room opens through to the dining room, which enjoys French doors providing direct access to the rear garden. The kitchen is fitted to a high standard with a comprehensive range of modern units and integrated cooking appliances, and features an archway leading to an adjoining breakfast room. To the rear, a thoughtfully designed garden room has been added, making the most of views over the enclosed garden. The ground floor is completed by a separate utility room and a useful store with an up-and-over door providing access to the driveway. To the first floor are two well proportioned double bedrooms and a further single bedroom, all served by a contemporary shower room that has been refitted to a particularly high specification. Externally, the property offers driveway parking to the front alongside a neat lawned garden. The principal gardens lie to the rear, enjoying a pleasant sunny aspect and incorporating a good sized lawn, sheltered patio seating area, established beds and borders, and a useful timber shed.

The property is conveniently located within easy reach of a good range of local shops, schools, and recreational facilities. A broader selection of amenities can be found in the nearby town centres of Dewsbury and Ossett, both of which offer excellent access to the surrounding motorway network.

ACCOMMODATION

RECEPTION HALL
10'5" x 5'6" (3.2m x 1.7m)
With a UPVC front entrance door, laminate flooring, central heating radiator, decorative panelling, stairs to the first floor, and a useful understairs store.

LIVING ROOM
12'5" x 10'2" (3.8m x 3.1m)
Featuring a square bay window to the front, central heating radiator concealed within a cabinet, and a feature fireplace with marble insert and hearth housing a point for a gas fire. Archway leading through to the adjoining dining room.

DINING ROOM
11'9" x 10'5" (3.6m x 3.2m)
With French doors opening out to the rear garden, central heating radiator concealed within a cabinet, and a connecting door through to the kitchen.

KITCHEN
10'5" x 6'6" (3.2m x 2.0m)
With a window overlooking the rear garden and fitted to a high standard with a contemporary range of cream-fronted wall and base units, quartz worktops incorporating a stainless steel sink unit, four ring stainless steel gas hob with filter hood over, built in oven, and space for a tall fridge freezer. Archway through to the adjoining breakfast room.

BREAKFAST ROOM
11'9" x 6'6" (3.6m x 2.0m)
With a window overlooking the garden, continuation of the kitchen units, a corner dining area, and a double central heating radiator.

GARDEN ROOM
13'5" x 7'6" (4.1m x 2.3m)
With French doors opening onto the garden and an additional rear window, contemporary wall panelling, double central heating radiator, and laminate flooring.

UTILITY ROOM
6'6" x 5'6" (2.0m x 1.7m)
Fitted with a continuation of the cream fronted wall and base units, matching larder cupboard, and space and plumbing for a washing machine. Door leading through to the store.

STORE
7'10" x 6'6" (2.4m x 2.0m)
With an up-and-over door to the front, and electric light and power installed.

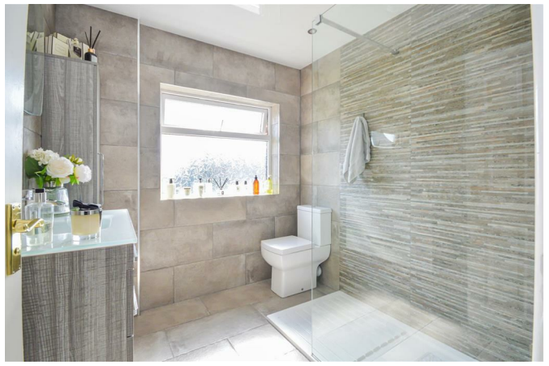
FIRST FLOOR LANDING
With a frosted window to the side and loft access point. Access to three bedrooms and the shower room.

BEDROOM ONE
11'5" x 10'5" (3.5m x 3.2m)
Featuring a square bay window to the front, central heating radiator, and a comprehensive range of full height fitted wardrobes.

BEDROOM TWO
11'5" x 10'5" (3.5m x 3.2m)
With a window overlooking the rear garden and a central heating radiator.

BEDROOM THREE
7'2" x 6'10" (2.2m x 2.1m)
With a window to the front, double central heating radiator, and an over bulkhead cupboard.

SHOWER ROOM
7'6" x 6'10" (2.3m x 2.1m)
Refitted to a high standard with fully tiled walls and floor, and fitted with a large walk in shower cubicle with glazed screen and twin-head shower, wall mounted wash basin with drawers beneath, and low suite WC. Frosted window to the rear.



OUTSIDE
To the front, the property benefits from a neat lawned garden with specimen shrub borders, alongside a block paved driveway providing off street parking. To the rear, there is a larger, thoughtfully landscaped garden incorporating a lawn, sheltered patio seating area, established beds and borders, and a useful timber shed.

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.

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

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.