Richard Kendall Estate Agent

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19 Bywell Close, Dewsbury, WF12 7LW

For Sale Freehold £215,000

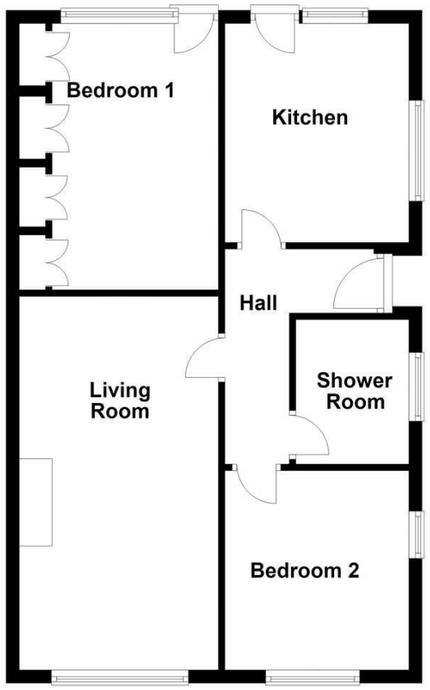
Situated in this sought after residential location is this attractive two double bedroom semi detached bungalow, offering well presented accommodation together with off road parking, a single garage and a good sized enclosed rear garden.

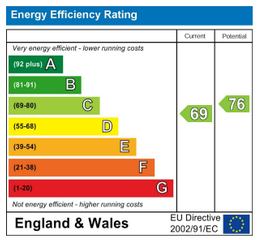
The accommodation briefly comprises an entrance hall, spacious lounge, modern fitted kitchen, two double bedrooms and a stylish contemporary shower room. Externally, the property benefits from an attractive lawned garden to the front and a driveway providing off road parking, which leads along the side of the property to the single garage. To the rear is a good sized and private enclosed garden with paved seating areas and lawn.

The property is conveniently placed for a range of local amenities and is within easy reach of the M1 motorway network, making it particularly suitable for those travelling further afield.

Well presented throughout and offered with no onward chain, this appealing bungalow is ready to move into and an early viewing is highly recommended.

Ground Floor





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.

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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

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CONVEYANCING
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ACCOMMODATION

ENTRANCE HALL
Side facing UPVC double glazed entrance door leading into the entrance hall. Single central heating radiator and wood effect flooring. Doors provide access to the lounge, kitchen, two double bedrooms and the shower room.

LOUNGE
18'5" x 11'4" (5.62m x 3.46m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring, coving to the ceiling, feature wall lighting and television point. Feature fireplace housing an electric fire



KITCHEN
9'10" x 9'9" (3.01m x 2.98m)
Fitted with a stylish range of wall and base units with complementary laminate work surfaces over, incorporating a stainless steel sink and drainer with chrome swan neck mixer tap. Built-in electric oven with four ring gas hob and extractor hood above. Space for a tall freestanding fridge freezer and cupboard housing the combination central heating boiler. Tiled splashbacks, spotlights to the ceiling, vinyl tiled flooring and double central heating radiator. UPVC double glazed windows overlooking the side and rear elevations together with a UPVC double glazed rear entrance door providing access to the garden.



BEDROOM ONE
13'4" x 8'11" (4.07m x 2.74m)
UPVC double glazed window overlooking the rear elevation, single central heating radiator, carpeted flooring and coving to the ceiling. Fitted with a comprehensive range of bedroom wardrobes.



BEDROOM TWO
10'7" x 8'10" (3.24m x 2.71m)
UPVC double glazed windows overlooking the front and side elevations. Carpeted flooring, single central heating radiator and coving to the ceiling.



SHOWER ROOM
5'10" x 5'9" (1.79m x 1.76m)
A stylish modern shower room fitted with a three piece suite comprising corner shower enclosure with mains fed dual head rainfall style shower, vanity wash basin with chrome mixer tap and concealed cistern low flush W.C. Fully tiled walls and flooring, chrome ladder style heated towel radiator, illuminated mirror, spotlights to the ceiling and extractor fan. Frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is a lawned garden with gravelled borders and mature shrubs. A driveway provides off road parking and continues along the side of the property to a single garage. To the rear is a good sized enclosed garden with an initial paved patio seating area. Steps lead down to a further lawned area incorporating additional paved patio spaces. The garden is enclosed by fenced boundaries and enjoys a good degree of privacy.



SINGLE GARAGE
Single garage positioned to the side/rear of the property and accessed via the driveway.

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

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.