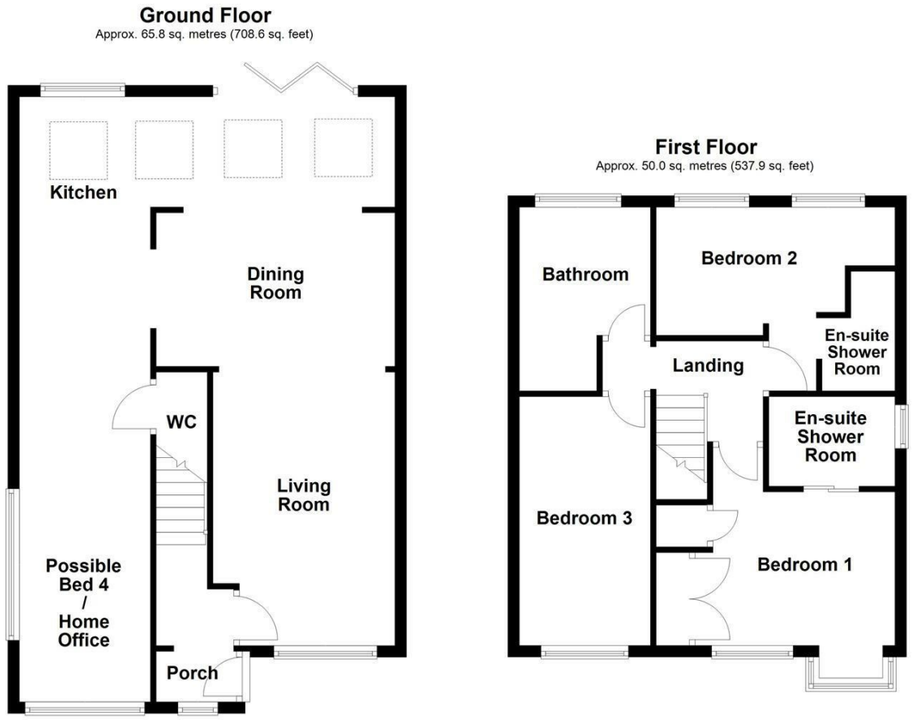


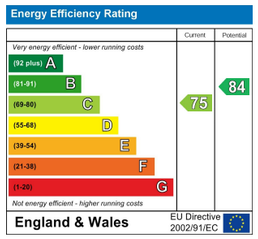
Total area: approx. 115.8 sq. metres (1246.5 sq. feet)

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 Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

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

14 Kirk Close, Dewsbury, WF12 8RJ

For Sale Freehold £300,000

Tucked away within a cul de sac is this superbly presented and heavily extended three bedroom detached family home. The ground floor could easily be partitioned off to form a fourth bedroom or dedicated home office. Renovated to an exceptional standard throughout, offering open plan living to the ground floor and available with no onward chain and vacant possession.

The accommodation is approached via a spacious entrance hall with porch and fitted coat storage. The ground floor features a seamless layout incorporating a living room, downstairs w.c., dining area and an extended kitchen fitted to a good specification, complete with Velux windows and bi folding doors opening onto the landscaped rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary four piece house bathroom featuring a freestanding bath and separate shower. Bedrooms one and two both benefit from modern en suite shower rooms, with bedroom one also including fitted wardrobes. Externally, the property enjoys a generous block edged driveway providing ample off road parking for several vehicles, complemented by low maintenance planted borders with mature trees. The driveway continues down the side of the property, providing further parking and access to a detached garage with power and lighting. The landscaped rear garden is designed for both relaxation and entertaining, featuring a paved patio area, steps leading to an artificial lawn, a raised decked seating area and a timber pergola. The garden is fully enclosed by timber fencing and benefits from external lighting, power and water connections.

The property is ideally located within walking distance of local amenities and well regarded schools, with regular bus routes to Wakefield city centre and Dewsbury. The M1 motorway is also a short distance away, making it ideal for those commuting further afield.

A high quality home offering modern living in a desirable setting. An early viewing is highly recommended.

ACCOMMMODATION

ENTRANCE PORCH
Composite front entrance door, UPVC double glazed frosted window to the front aspect, LVT Karndean flooring with opening into the entrance hall.

ENTRANCE HALL
LVT Karndean flooring, central heating radiator, staircase leading to the first floor landing, and door leading into the living room.

LIVING ROOM
8'11" (min) x 10'5" (max) x 15'7" (2.72m (min) x 3.19m (max) x 4.76m)
LVT Karndean flooring, UPVC double glazed window to the front aspect, inset spotlights to the ceiling, central heating radiator and feature archway opening into the dining area.

DINING ROOM
8'9" x 13'5" (2.68m x 4.10m)
LVT Karndean flooring, central heating radiator, inset spotlights to the ceiling and feature archways leading into the open plan kitchen.

KITCHEN
6'2" (min) x 35'10" (max) x 21'5" (1.89m (min) x 10.94m (max) x 6.54m)
L-shaped kitchen with LVT Karndean flooring, a range of wall and base units with laminate work surfaces and splashbacks. Range cooker with five ring gas burner, tiled splashback and curved glass extractor hood. Built-in wine rack, 1.5 sink and drainer with swan neck mixer tap, space and plumbing for washing machine and dishwasher, and space for an American style fridge freezer. Set of UPVC double glazed bi-folding doors opening to the rear garden, four Velux windows to the pitched ceiling, three wall lights and three UPVC double glazed windows creating a triple aspect (front, side and rear). Black vertical radiator and additional central heating radiator.

FIRST FLOOR LANDING
Loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'9" (min) x 11'3" (max) x 11'4" (2.67m (min) x 3.44m (max) x 3.47m)
UPVC double glazed bay window to the front elevation along with a second window to the same aspect, laminate flooring, central heating radiator, sliding glass door leading to the en suite, fitted double wardrobe, and storage cupboard over the bulkhead of the stairs.

EN SUITE SHOWER ROOM/W.C.
5'1" x 7'3" (1.55m x 2.23m)
Three piece suite comprising corner shower cubicle with mains fed shower with rain head and additional attachment, wash basin set within vanity unit and low flush W.C. with concealed cistern. Fully tiled floor, chrome heated towel radiator, frosted UPVC double glazed window to the side, mirror with lighting and extractor fan.

BEDROOM TWO
7'5" (min) x 10'5" (max) x 13'7" (2.28m (min) x 3.18m (max) x 4.16m)
Two UPVC double glazed windows overlooking the rear elevation, central heating radiator and opening into the en suite.

EN SUITE SHOWER ROOM/W.C.
4'1" x 6'9" (1.27m x 2.06m)
Shower cubicle with bi-folding glass screen and electric shower, fully panelled walls within the cubicle, low flush W.C. and pedestal wash basin with mixer tap and laminate splashback. Spotlights to the ceiling and extractor fan.

BEDROOM THREE
13'7" x 6'11" (4.15m x 2.11m)
UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and loft access.

HOUSE BATHROOM/W.C.
7'3" (min) x 10'7" (max) x 6'10" (2.23m (min) x 3.24m (max) x 2.10m)
Four piece suite comprising freestanding roll top bath with central mixer tap and shower attachment, low flush W.C., pedestal wash basin and separate shower cubicle with glass screen and mains fed shower. Fully tiled floor and shower area, inset spotlights, extractor fan, two frosted UPVC double glazed windows to the rear and chrome heated towel radiator.

OUTSIDE
To the front, an L-shaped tarmac driveway provides ample off road parking for several vehicles, with planted borders and mature trees. The driveway continues down the side of the property, leading to a single detached garage with up and over door, power, lighting and external sensor lighting. To the rear, a paved patio area provides space for outdoor dining, with hot and cold water connections and external lighting. Steps lead up to a low maintenance artificial lawn with slate edged borders and planted areas. A timber pergola sits in one corner, along with a raised timber decked seating area. The garden is fully enclosed with fenced boundaries and includes an external power socket and pathway leading to a timber gate accessing the front driveway.

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.

DOWNSTAIRS W.C.