Richard Kendall Estate Agent

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4 Elder Drive, Dewsbury, WF12 0RL

For Sale Freehold £245,000

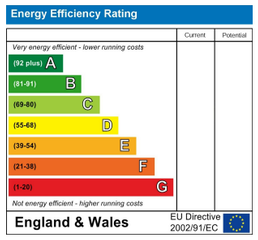
Offered to the market with vacant possession and no onward chain is this two bedroom detached true bungalow, situated in Dewsbury and offering generous accommodation together with excellent potential for further modernisation.

The accommodation briefly comprises an entrance hallway with useful storage and loft access, leading into a spacious living room with feature gas fireplace, a galley style kitchen, two well proportioned bedrooms and a modern shower room with walk-in double shower. Bedroom one benefits from fitted wardrobes, while bedroom two offers further flexible accommodation. The kitchen leads through into a particularly spacious dining room overlooking the rear garden, providing an excellent additional reception space with further fitted units and appliance provision.
Externally, to the front is a driveway providing off road parking together with a low maintenance artificial lawned area. Side access leads through to the rear garden, which is predominantly paved and designed for easy maintenance. The property benefits from gas central heating via a Vaillant combination boiler, with a mixture of timber framed single glazing and UPVC double glazing. Ideally suited to those looking to downsize, buyers seeking single level living or anyone looking for a property with scope to update to their own tastes.

The property is conveniently placed for Dewsbury town centre, local shops, amenities and schools, together with countryside walks and Dewsbury railway station.

Only a full internal inspection will truly reveal the space and potential this detached bungalow 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
Timber entrance door leading into the hallway. Carpeted flooring, central heating radiator, useful storage and loft access. Doors provide access to the living room, kitchen, two bedrooms and shower room.

LIVING ROOM
19'3" x 10'10" (5.88m x 3.32m)
Carpeted flooring and two central heating radiators. Feature gas fireplace with decorative surround. Timber framed single glazed bay window overlooking the front elevation, together with a further timber framed single glazed internal window looking towards the kitchen.

SHOWER ROOM
6'2" x 5'2" (1.89m x 1.58m)
Fitted with a modern suite comprising concealed cistern low flush W.C., wash basin with mixer tap set within vanity storage and walk-in double shower with glazed screen, electric shower and separate shower attachment. Tiled flooring, chrome ladder style heated towel radiator and shower wall panelling from the tray to the ceiling. Frosted timber framed single glazed window overlooking the front elevation.



BEDROOM TWO
10'5" x 8'10" (3.19m x 2.71m)
Carpeted flooring and central heating radiator. Timber framed single glazed window overlooking the front elevation.



BEDROOM ONE
10'8" x 9'6" (3.27m x 2.90m)
Carpeted flooring and central heating radiator. Range of fitted wardrobes. Timber framed single glazed window overlooking the rear elevation.



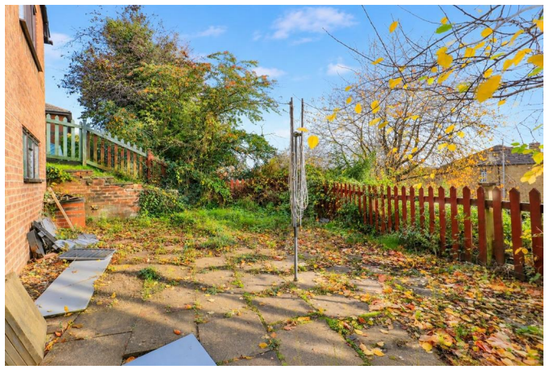
KITCHEN
9'4" x 6'9" (2.86m x 2.08m)
Galley style kitchen fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Integrated oven, four ring gas hob, space and plumbing for a washing machine and space for a fridge or freezer. Tiled flooring. Access leading through into the dining room.



DINING ROOM
21'10" x 10'2" (6.68m x 3.10m)
A particularly spacious additional reception room with solid wood flooring and central heating radiator. Further range of wall and base units with laminate work surfaces over, incorporating a ceramic sink and drainer with mixer tap. Space for a fridge freezer and further appliance space suitable for a washing machine or tumble dryer. UPVC double glazed door providing access to the side elevation, together with a UPVC double glazed side window and two UPVC double glazed windows overlooking the rear garden.



OUTSIDE
To the front is a driveway providing off road parking for one vehicle together with a lawned area and flagged patio space. Access is available down the side of the property to the rear garden. To the rear is a low maintenance garden with flagged pathways and patio areas. The garden enjoys a north westerly aspect.



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.