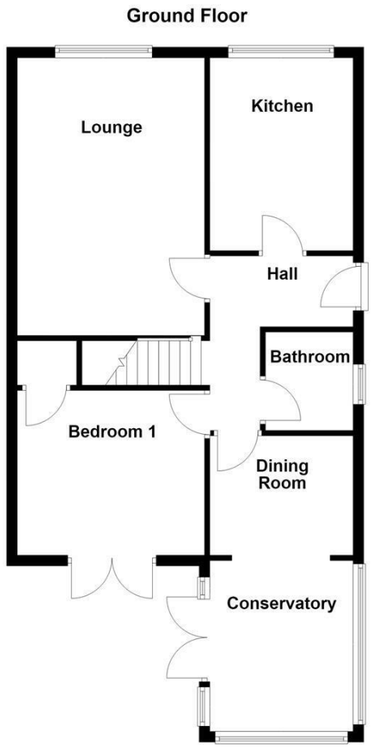
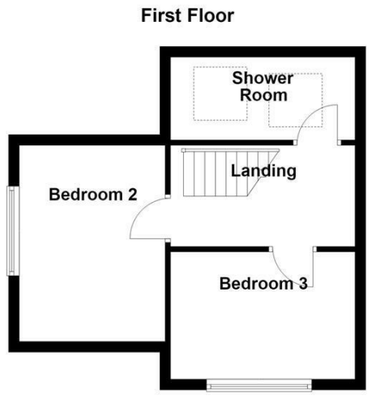


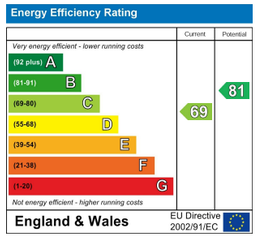


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

46 Moor Park Gardens, Dewsbury, WF12 7AT

For Sale Freehold £250,000

Occupying a pleasant cul de sac position is this well presented three bedroom semi detached bungalow, offering spacious and versatile accommodation together with driveway parking, low maintenance gardens and a detached garage. The property enjoys far reaching views over the pennines.

The accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, separate dining room and a conservatory extension overlooking the rear garden. Also located on the ground floor is a well proportioned bedroom and the main bathroom. To the first floor are two further bedrooms together with a shower room, providing excellent flexibility for families, guests or those requiring additional space. Externally, the property benefits from driveway parking to the front, a detached garage providing useful storage and a low maintenance rear garden incorporating lawned and paved patio areas, ideal for outdoor dining and relaxation.

The property is conveniently positioned for a wide range of local shops and amenities and is ideally placed between Ossett and Dewsbury. Excellent access to the motorway network also makes the property particularly suitable for commuters.

Presented in ready to move into condition, an early viewing is highly recommended to fully appreciate all that this versatile home has to offer.

ACCOMMODATION

ENTRANCE HALL
UPVC side entrance door leading into the main hallway with central heating radiator. Provides access to the kitchen, lounge, dining room, bedroom and bathroom, together with staircase leading to the first floor landing.

KITCHEN
11'10" x 8'10" (3.62m x 2.70m)
UPVC double glazed window to the front elevation and a modern fitted kitchen with a range of wall and base units providing ample storage. Integrated gas hob with splashback and cooker hood above, sink and drainer unit, an American style fridge freezer, integrated double oven, dishwasher and washing machine.

LOUNGE
17'1" x 11'6" (5.22m x 3.52m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and feature electric fireplace with wooden surround.

BATHROOM/W.C
6'1" x 5'6" (1.86m x 1.68m)
Frosted UPVC double glazed window to the side elevation and a modern three piece suite comprising bath with wall mounted shower over, wash hand basin set within a vanity unit with mixer tap and low flush W.C. Fully tiled walls, chrome ladder style radiator and spotlights to the ceiling.

DINING ROOM
8'11" x 7'4" (2.73m x 2.25m)
Central heating radiator and opening through to the conservatory.

CONSERVATORY
10'6" x 9'4" (3.21m x 2.85m)
UPVC double glazed windows to the rear and side elevations, with frosted glazing to one side and French doors leading out to the garden. Central heating radiator.

GROUND FLOOR BEDROOM
8'2" x 10'9" (2.49m x 3.28m)
UPVC double glazed French doors leading out to the rear garden, central heating radiator and built-in understairs storage cupboard/walk in wardrobe.

FIRST FLOOR LANDING
Central heating radiator, loft access and doors providing access to two bedrooms and the upstairs shower room.

BEDROOM TWO
12'1" x 8'11" (3.69m x 2.73m)
UPVC double glazed window to the side elevation, central heating radiator and carpeted flooring.

BEDROOM THREE
11'6" x 7'10" (3.51m x 2.41m)
UPVC double glazed window to the front elevation and central heating radiator.

SHOWER ROOM/W.C.
11'4" x 5'0" (3.46m x 1.54m)
Two UPVC double glazed windows to the rear elevation and a modern suite comprising vanity wash hand basin with mixer tap, low flush W.C. and corner shower enclosure with wall mounted shower.

OUTSIDE
To the front of the property is a low maintenance tarmac driveway with planted borders incorporating mature shrubs and bushes. Gated access leads to further off road parking to the side, continuing to the detached garage with up and over door. To the rear is a low maintenance patio seating area leading to a lawned garden with mature shrub and planted borders.

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.