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# 17 Leith Court, Dewsbury, WF12 0QP

## For Sale Freehold Offers In The Region Of £357,000

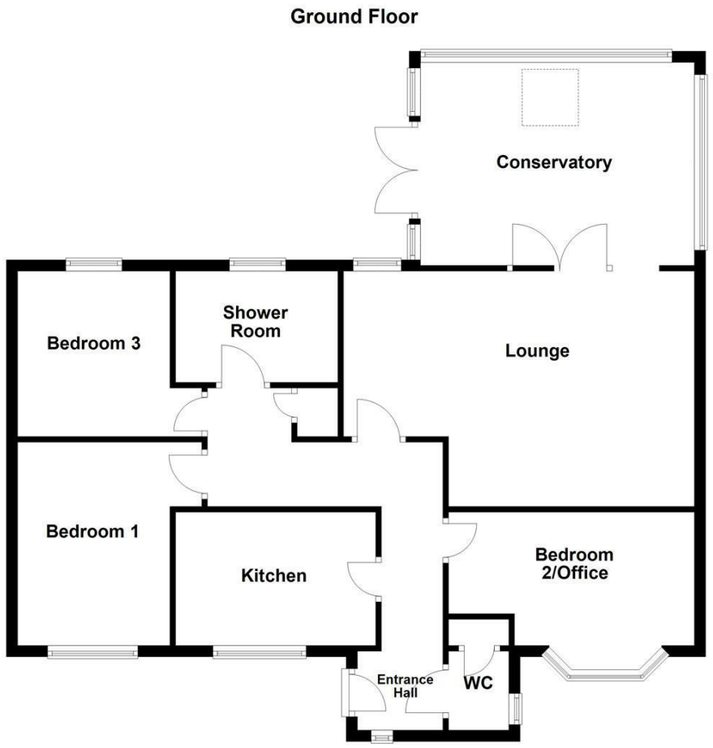
Occupying a generous corner plot position is this superbly appointed and spacious three bedroom detached bungalow, benefitting from UPVC double glazing and gas central heating throughout.

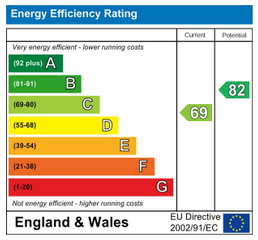
The accommodation briefly comprises an entrance hall, separate WC, modern fitted kitchen, spacious living room, large conservatory (used as a second reception room), three well proportioned bedrooms and a contemporary shower room. Externally, the property enjoys low maintenance gardens to the front and side, with attractive lawned gardens to the rear incorporating a flagged patio area and timber decked seating space, ideal for outdoor dining and entertaining. A tarmac driveway provides ample off street parking and leads to a detached garage. Part of the detached garage has currently been partitioned and is being used as a sewing room. This versatile space could continue to be utilised for a variety of purposes, such as a hobby room or home office, or the partition could be removed to reinstate the garage to its original full size.

The property is well positioned for a range of local amenities, regular bus routes and pleasant nearby walks, making it ideal for a variety of buyers. The versatile and spacious accommodation is particularly suited to couples, families and those looking to downsize without compromising on space.

Only a full internal inspection will fully appreciate the size, presentation and flexibility this excellent bungalow has to offer. 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.

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
Accessed via a frosted UPVC double glazed side entrance door with glazed side panel. Coving to the ceiling, radiator, loft access, airing cupboard and a further frosted UPVC double glazed window to the front elevation. Doors provide access to the separate WC, kitchen, three bedrooms, shower room and living room.

### W.C.
Fitted with a concealed low flush WC and wash basin set within a vanity cupboard with work surface over. Chrome heated towel radiator, part tiled walls, wood effect flooring and frosted UPVC double glazed window to the side elevation.

### KITCHEN
9'10" x 8'2" (3.0m x 2.5m)
Fitted with a range of modern high gloss wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer with mixer tap. Integrated Neff combination microwave, integrated Neff oven and grill, Beko touch screen induction hob with stainless steel extractor hood above, integrated fridge and freezer, integrated washing machine and integrated dishwasher. Heated towel radiator, recessed spotlights, fully tiled floor, under unit lighting and UPVC double glazed window to the front elevation.

### BEDROOM TWO/OFFICE
14'4" x 10'10" (4.38m x 3.31m)
Featuring a walk in bay UPVC double glazed window to the front elevation, radiator and coving to the ceiling.



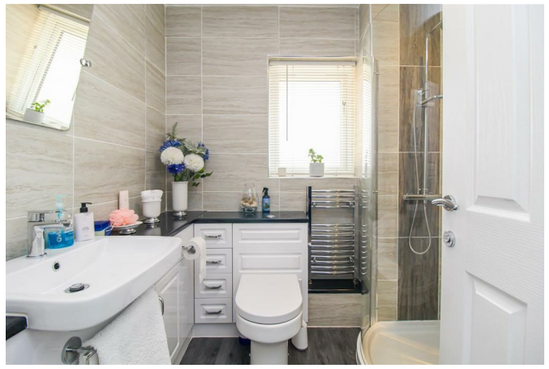
### BEDROOM THREE
9'7" x 9'3" (2.94m x 2.83m)
UPVC double glazed window to the rear elevation, radiator, fitted wardrobes to one wall and coving to the ceiling.



### BEDROOM ONE
11'3" x 9'3" (3.45m x 2.84m)
UPVC double glazed window to the front elevation, radiator, fitted wardrobes to one wall and coving to the ceiling.



### SHOWER ROOM/W.C.
7'3" x 6'2" (2.23m x 1.88m)
Appointed with a concealed low flush WC, wash basin set within a vanity unit with cupboards beneath and work surface over, and a walk in shower with mixer shower. Fully tiled walls, wood effect flooring, chrome heated towel radiator and frosted UPVC double glazed window to the rear elevation.



### LOUNGE
19'9" x 12'4" (6.02m x 3.77m)
A spacious reception room with two radiators, solid wood flooring, coving to the ceiling and an electric fire set within a marble hearth and back with wooden surround. UPVC double glazed window to the rear elevation and UPVC double glazed French doors leading through to the conservatory.



### CONSERVATORY
14'1" x 12'2" (4.31m x 3.73m)
A substantial conservatory used a second reception room with UPVC double glazed windows to three sides, UPVC double glazed French doors to the side, a proper insulated roof with recessed LED spotlights, solid wood flooring and a timber framed double glazed window to the rear.



### OUTSIDE
To the front, the property benefits from a low maintenance slate garden and a driveway providing ample off road parking, leading to the detached brick built garage. To the rear is an enclosed garden enjoying a good degree of privacy, incorporating a lawned area together with low maintenance paved patio seating areas, ideal for outdoor dining and entertaining.



### GARAGE
17'0" x 13'3" (5.19m x 4.05m)
A larger than average detached brick built garage with electric roller door, power and lighting. Part of the garage has been partitioned to create a sewing room (3.91m x 2.0m) but could easily be reinstated as full garage space if required. The sewing room has UPVC double glazed French doors to the side, recessed spotlights, power and lighting.

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

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.