



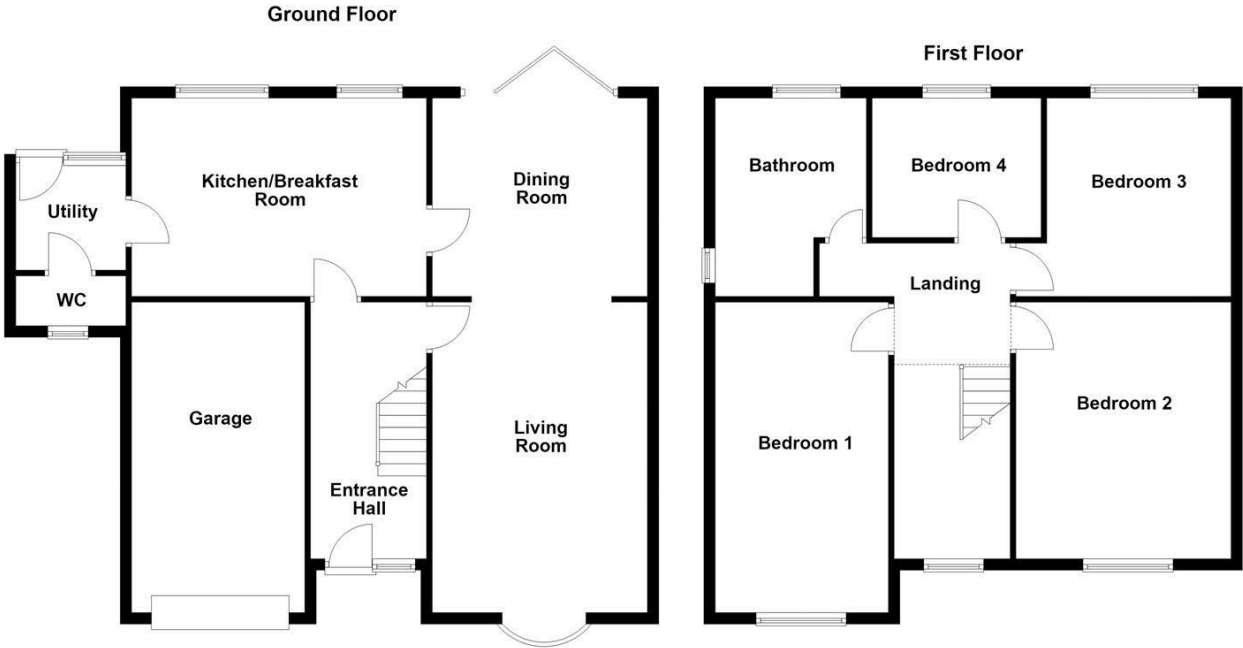
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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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.



6 Cowdry Close, Dewsbury, WF12 0LW

For Sale Freehold Offers In Excess Of £400,000

Situated within a sought after cul de sac in the Dewsbury area is this superbly presented four bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property benefits from four good sized bedrooms, generous reception space, a modern kitchen and bathroom, ample off road parking and an attractive enclosed rear garden, making it an ideal choice for the growing family.

The accommodation briefly comprises a welcoming entrance hall with a mezzanine style staircase to the first floor and access to the living room and kitchen breakfast room. The spacious living room flows through to a separate dining room, which benefits from bi-folding doors opening onto the rear garden and also provides access to the kitchen breakfast room. The kitchen breakfast room leads through to a useful utility room, which in turn provides access to the downstairs WC and rear garden. To the first floor, the landing provides loft access and leads to four well proportioned bedrooms and the modern house bathroom. Externally, the property enjoys an attractive lawned front garden with established planting, together with a concrete driveway providing off road parking for up to three vehicles and access to the integral single garage with an up and over door. To the rear is a generous lawned garden featuring both composite and timber decked seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

Dewsbury is a convenient location for families, with a range of local shops, schools and amenities within easy reach, together with a wider selection available in Dewsbury town centre and nearby Wakefield. Dewsbury railway station provides useful connections to surrounding towns and cities, whilst the M1 and M62 motorway networks are both readily accessible for those travelling further afield.

An early viewing is highly recommended to fully appreciate the spacious accommodation, presentation and excellent family appeal this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted and stained glass detailing leading into the entrance hall. Vaulted ceiling with mezzanine style landing above, engineered oak style flooring, central heating radiator and solid wood staircase providing access to the first floor. Doors lead to the living room and kitchen breakfast room.

LIVING ROOM

18'0" x 10'9" [5.50m x 3.28m]
UPVC double glazed bow window overlooking the front elevation, coving to the ceiling, engineered oak style flooring and central heating radiator. Feature electric fire with limestone hearth, surround and mantle. Opening through to the dining room.



DINING ROOM

11'5" x 12'5" [3.50m x 3.80m]
Aluminium bi-folding doors opening onto the rear garden, engineered oak style flooring, coving to the ceiling and central heating radiator. Further access is provided into the kitchen breakfast room.



KITCHEN BREAKFAST ROOM

11'5" x 17'0" [3.50m x 5.20m]
The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring induction hob with partial splashback and extractor hood above, integrated double oven, integrated microwave, integrated dishwasher and integrated wine cooler. Space for a fridge freezer. A central island incorporates additional base units with laminate work surface over and a breakfast bar style seating area. Engineered oak style flooring, two UPVC double glazed windows overlooking the rear elevation, spotlights to the ceiling and central heating radiator. Doors provide access to the utility room and dining room.

UITLITY ROOM

5'11" x 6'5" [1.81m x 1.96m]
Spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access to the rear garden. Space and plumbing for a washing machine with laminate work surface over. Door leading through to the downstairs W.C.

W.C.

6'5" x 2'7" [1.97m x 0.80m]
Frosted UPVC double glazed window overlooking the front elevation, spotlights to the ceiling and chrome column style central heating radiator. Fitted with a low flush W.C. and ceramic wash basin set within a vanity unit with storage below, mixer tap and tiled splashback.

FIRST FLOOR LANDING

Frosted UPVC double glazed window overlooking the front elevation, loft access and a galleried landing overlooking the entrance hall below. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE

18'0" x 9'10" [5.50m x 3.02m]
UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes.



BEDROOM TWO

14'11" x 12'4" [4.57m x 3.78m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

11'5" x 12'5" [3.48m x 3.80m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

9'10" x 8'1" [3.00m x 2.48m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

8'9" x 11'3" [2.67m x 3.45m]
Fitted with a modern suite comprising low flush W.C., wash basin set within a floating vanity unit with storage below and mixer tap, corner panelled bath with mixer tap and water jets, together with a shower enclosure with

mains fed shower and glazed shower screen. Fully tiled throughout. Two frosted UPVC double glazed windows overlooking the side and rear elevations, spotlights to the ceiling, extractor fan and chrome column style central heating radiator.



OUTSIDE

To the front of the property is a manicured lawned garden with mature shrub borders, enclosed by walling and timber fencing. A concrete driveway provides off road parking and continues down the side of the property towards the garage. The rear garden is generously proportioned and predominantly laid to lawn, with mature trees and shrubbery, together with stone walling and timber fencing to the boundaries. Both timber decked and composite decked patio areas provide excellent spaces for outdoor dining and entertaining. The rear garden is fully enclosed, making it ideal for both children and pets.



COUNCIL TAX BAND

The council tax band for this property is E.

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.