



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**12 Grange Road, Chidswell, Dewsbury, WF12 7HS**

**For Sale £355,000**

Situated in the sought after Chidswell area of Dewsbury, on a peaceful street with just eleven properties is this superbly presented four bedroom semi detached bungalow, offering spacious and well proportioned accommodation throughout, attractive gardens and rural views to the rear.

The accommodation briefly comprises a welcoming entrance hall with useful storage, providing access to a home office/fourth bedroom, living room, bespoke kitchen breakfast room, principal bedroom and a downstairs WC. The kitchen is a handcrafted Maplewood shaker style design and leads through to a separate utility room with side access. The living room opens into a dining room positioned to the rear, while the principal bedroom benefits from its own en suite shower room. To the first floor, the landing provides access to two further double bedrooms, a family bathroom and additional storage, offering flexibility for a range of buyers. Externally, the front garden is mainly laid to lawn and incorporates an Indian stone patio seating area, ideal for outdoor dining. Double gates provide access to a block paved driveway offering ample off road parking for several vehicles and leading to a detached double garage with power, lighting and up and over door. The rear garden also enjoys a paved patio area and lawn, fully enclosed by fencing, making it ideal for both pets and children, whilst taking advantage of the pleasant rural outlook.

The property is ideally located for local amenities including shops, schools and recreational facilities, with excellent transport links nearby including bus routes, train stations in Wakefield and Dewsbury, and easy access to the M1-M62 corridor. The White Rose Shopping Centre is also within a short drive.

Offering versatile accommodation with a high quality finish throughout, this property would suit a range of buyers including growing families and those seeking single level living. Only a full internal inspection will fully appreciate all that this fantastic home has to offer. An Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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

21'5" max x 6'10" min x 4'1" [6.55m max x 2.10m min x 1.25m]

Frosted UPVC double glazed front entrance door leading into the property, two central heating radiators, stairs providing access to the first floor landing, two understairs storage cupboards and doors leading through to the kitchen breakfast room, office/bedroom four, living room, downstairs w.c. and bedroom one. Coving to the ceiling.

### OFFICE/BEDROOM FOUR

11'4" x 11'11" [3.47m x 3.64m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a set of double doors leading through to the living room.

### LIVING ROOM

13'11" x 11'11" [4.26m x 3.64m]

Two central heating radiators, coving to the ceiling, opening through to the dining room and an electric fireplace with marble hearth, matching surround and mantel.



### DINING ROOM

11'5" x 14'9" [3.50m x 4.50m]

Vaulted ceiling with spotlighting and skylight, UPVC double glazed window to the rear, central heating radiator and a set of UPVC double glazed French doors leading out to the rear garden.



### W.C.

6'10" x 2'6" [2.10m x 0.77m]

Coving to the ceiling, spotlights, central heating radiator, low flush w.c. and wall mounted wash basin with mixer tap and half tiling.

### BEDROOM ONE

12'11" x 9'4" [3.95m x 2.85m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and door providing access into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

4'4" x 4'5" [1.33m x 1.36m]

Spotlighting and extractor fan to the ceiling, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains fed shower and glass shower screen together with full tiling.

### KITCHEN BREAKFAST ROOM

17'1" max x 15'1" min x 12'9" [5.23m max x 4.60m min x 3.90m]

Bay UPVC double glazed window to the front, UPVC double glazed window to the side, door providing access to the utility room, spotlighting and coving to the ceiling. Fitted with a range of shaker style wall and base units with granite work surfaces over, central island with base units and granite breakfast bar, dual fuel range style cooker (gas and electric), integrated fridge freezer and integrated dishwasher. Stainless steel 1.5 sink inset with mixer tap and drainer within the granite surface.

### UTILITY ROOM

4'7" x 8'2" [1.40m x 2.50m]

Frosted UPVC double glazed window and door to the side, coving and spotlighting to the ceiling, central heating radiator, boiler housed within and laminate work surface with space and plumbing for a washing machine and tumble dryer.

### FIRST FLOOR LANDING

6'10" max x 4'4" min x 2'11" [2.09m max x 1.34m min x 0.90m]

Access to a storage cupboard, skylight and doors leading through to bedroom two, bedroom three and the house bathroom.

### BEDROOM TWO

11'3" x 15'3" [3.45m x 4.65m]

Access to two fitted wardrobe style storage cupboards and fitted chest of drawers, two Velux skylights and central heating radiator.



### BEDROOM THREE

10'0" max x 16'10" min x 6'7" [3.06m max x 5.15m min x 2.03m]

Two Velux skylights, two central heating radiators and access to fitted storage.

### HOUSE BATHROOM/W.C.

7'6" x 8'0" [2.30m x 2.45m]

Spotlighting and extractor fan to the ceiling, chrome ladder style central heating radiator, frosted Velux skylight, low flush w.c., pedestal wash basin with mixer tap and panel bath with mixer tap and mains fed overhead shower with glass shower screen, together with full tiling.

### OUTSIDE

Externally to the front of the property there is a fully enclosed lawned garden incorporating an Indian stone paved patio area, perfect for outdoor dining and entertaining, together with a block paved driveway providing off road parking and leading down the side of the property through a timber gate to a double detached garage at the rear with power, lighting and up and over door, offering further parking. The front garden is enclosed with iron double gates. To the rear there is a further lawned garden with Indian stone paved patio area, ideal for outdoor entertaining, with the garden fully enclosed by timber fencing, making it ideal for both pets and children.



### 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.