



WAKEFIELD
01924 291 294

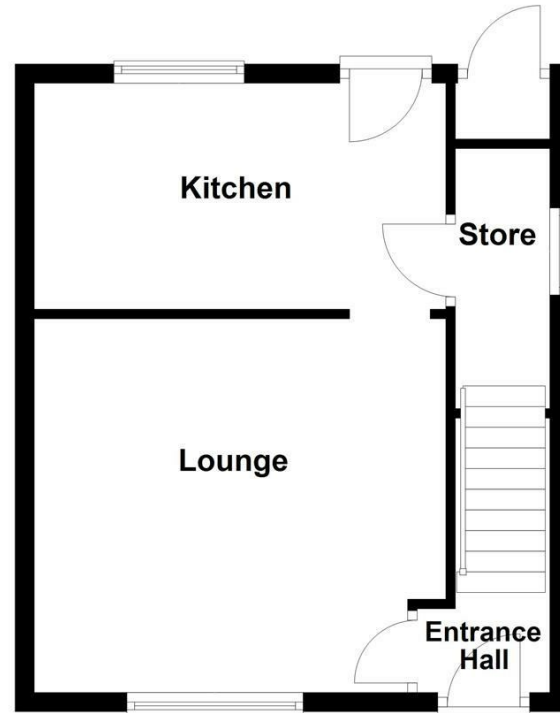
OSSETT
01924 266 555

HORBURY
01924 260 022

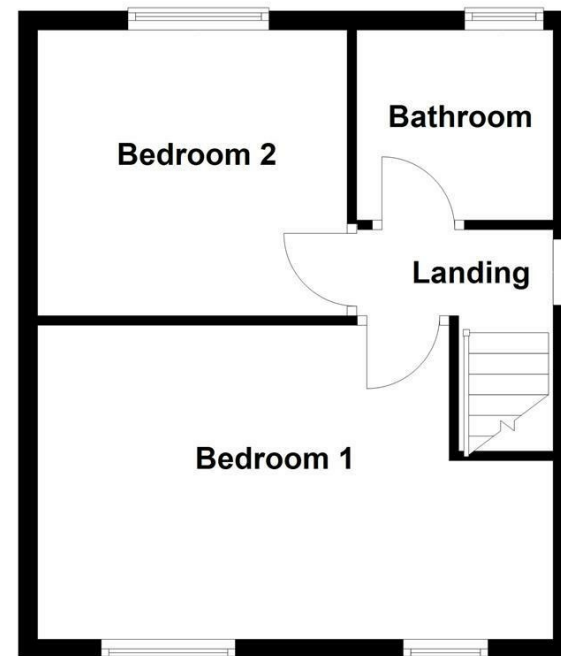
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary 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.



8 Glenlow Road, Dewsbury, WF12 7EW

For Sale Freehold £200,000

A fantastic opportunity for first time buyers, professional couples or young families looking to take their first step onto the property ladder with this superbly appointed two bedroom semi detached home.

Benefitting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hall, spacious living room and a modern fitted kitchen to the ground floor. To the first floor are two well proportioned bedrooms and a contemporary family bathroom. Externally, the property enjoys a low maintenance flagged garden to the front, whilst a driveway to the side provides off road parking for two to three vehicles. The generous rear garden is predominantly laid with artificial lawn and incorporates attractive stone paved patio areas, creating the perfect space for outdoor dining and entertaining.

The property is conveniently positioned for a range of local amenities including shops, schools and recreational facilities, whilst also benefiting from regular bus services and excellent access to the motorway network for those commuting further afield.

Offering further potential to extend, subject to the necessary planning permissions and consents, this excellent home represents an ideal opportunity for a variety of buyers. An early viewing is highly recommended to fully appreciate everything this property has to offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite entrance door leading into the entrance hall with central heating radiator and staircase rising to the first floor landing.

LOUNGE

14'2" x 12'8" [4.34m x 3.88m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and doorway leading through to the breakfast kitchen.



BREAKFAST KITCHEN

14'1" x 8'0" [4.31m x 2.45m]

Fitted with a contemporary range of wall and base units

with work surfaces over incorporating a 1½ bowl resin sink and drainer. Integrated fridge freezer, integrated double oven and grill, four ring gas hob with contemporary cooker hood above and plumbing for a washing machine. Tiled splashbacks, tiled effect flooring, central heating radiator, recessed ceiling spotlights, UPVC double glazed window to the rear and door leading through to the utility cupboard with shelving housing space for a tumble dryer and frosted UPVC double glazed window to the side..



FIRST FLOOR LANDING

Access point to the loft which has been boarded, UPVC double glazed window to the side and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

10'10" x 14'2" [3.31m x 4.34m]

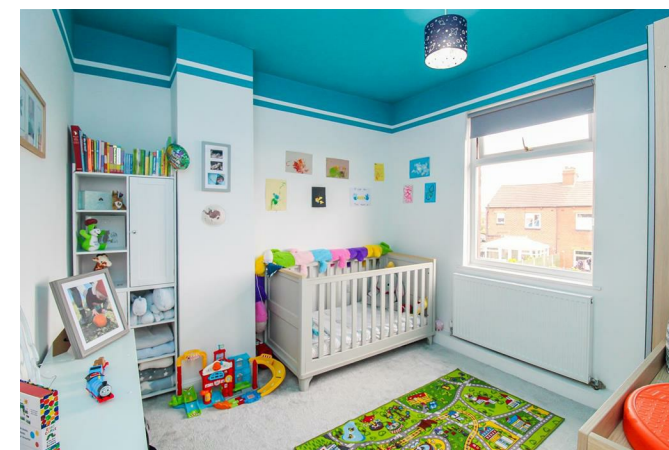
Two UPVC double glazed windows to the front and two central heating radiators.



BEDROOM TWO

9'8" x 10'5" [2.96m x 3.20m]

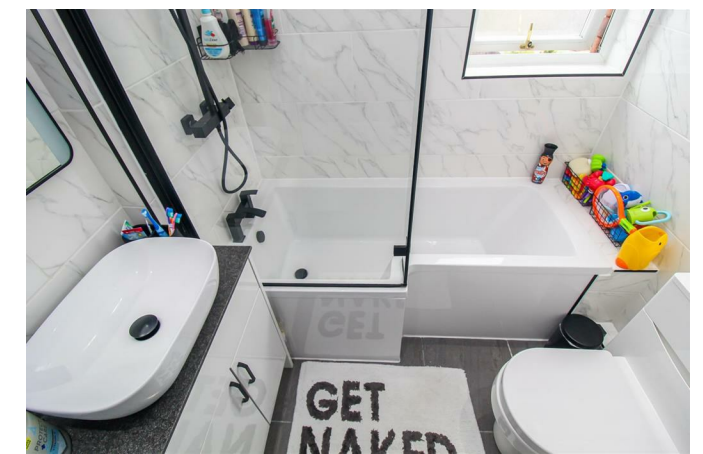
UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

6'7" x 6'4" [2.01m x 1.95m]

Contemporary suite comprising low flush W.C. with concealed cistern, freestanding wash basin set upon a vanity unit with cupboards beneath and an L-shaped panelled bath with contemporary mixer shower featuring rainfall shower head and separate attachment. Heated towel radiator, fully tiled walls and floor, recessed ceiling spotlights, frosted UPVC double glazed window to the rear and airing cupboard.



OUTSIDE

To the front, the property benefits from a low maintenance flagged garden and a driveway providing off road parking for two to three vehicles. To the rear is a generous low maintenance garden incorporating artificial lawn and Indian stone patio seating areas, ideal for outdoor dining and entertaining. The garden also benefits from a timber framed garden shed.



COUNCIL TAX BAND

The council tax band for this property is B.

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.