



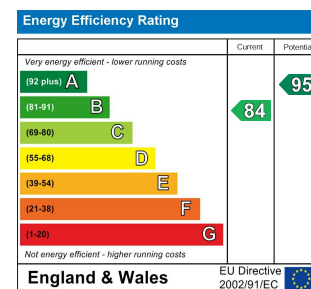
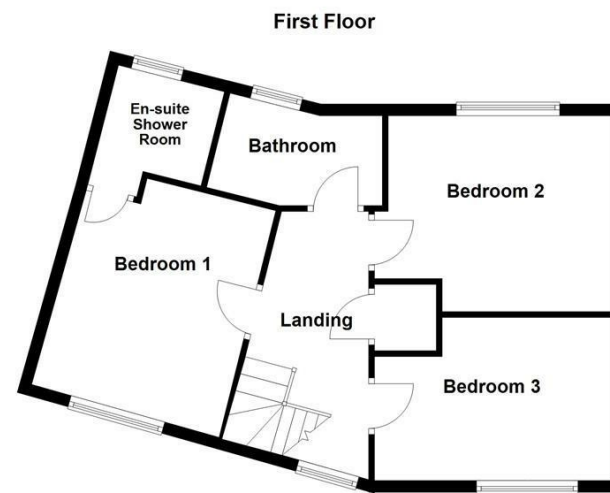
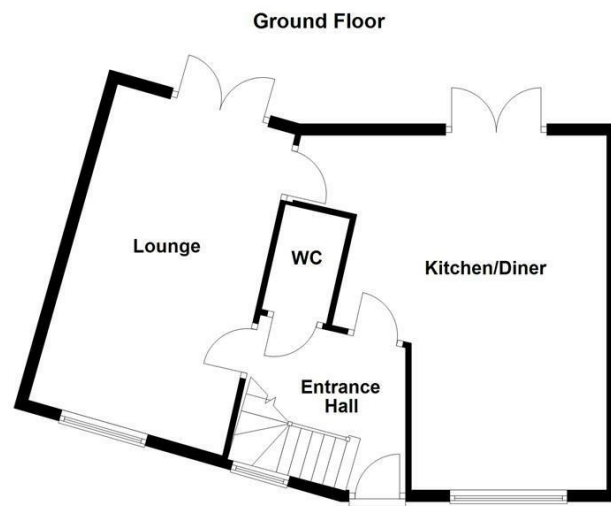
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**IMPORTANT NOTE TO PURCHASERS**

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.



**2 Hawfinch Way, Dewsbury, WF12 7FL**

**For Sale Freehold £315,000**

Deceptively spacious from the front is this well appointed three bedroom detached home, offering modern open plan living, well proportioned accommodation and off road parking.

The accommodation briefly comprises an entrance hall, downstairs WC and an impressive open plan kitchen diner and living space, ideal for modern family living. To the first floor, the landing provides access to three well proportioned bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a contemporary house bathroom. Externally, the property enjoys lawned gardens to the front and side, providing pleasant outdoor space. A block paved driveway to the side offers off street parking.

Situated on a modern development, the property is well placed for local amenities including shops, schools and regular bus routes, with excellent access to the motorway network for commuters.

This property would make an ideal home for a professional couple or growing family, and an early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Wood effect flooring, central heating radiator, stairs to the first floor landing, understairs storage cupboard, downstairs WC and doors leading to the lounge and kitchen diner.

### W.C.

Low flush WC, pedestal wash basin, central heating radiator and wood effect flooring.

### LOUNGE

18'2" x 10'1" [5.56m x 3.09m]

Two central heating radiators, double glazed window to the front and French doors to the rear garden.



### KITCHEN/DINER

18'2" x 12'10" [5.56m x 3.93m]

Fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap. Integrated dishwasher, plumbing for washing machine, integrated oven and grill, four ring gas hob with extractor above and integrated fridge freezer. Two central heating radiators, wood effect flooring, double glazed window to the front and French doors to the rear. Boiler housed within a cupboard.

### FIRST FLOOR LANDING

Double glazed window to the front, storage cupboard and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

10'2" x 11'9" [3.10m x 3.59m]

Central heating radiator, double glazed window to the front and access to the en suite shower room.



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

7'1" x 5'4" [2.16m x 1.65m]

Fitted with a three piece suite comprising low flush WC, pedestal wash basin and shower cubicle with mixer shower. Fully tiled walls, tiled effect flooring, central heating radiator and frosted double glazed window to the rear.



### BEDROOM TWO

11'3" x 10'0" [3.44m x 3.06m]

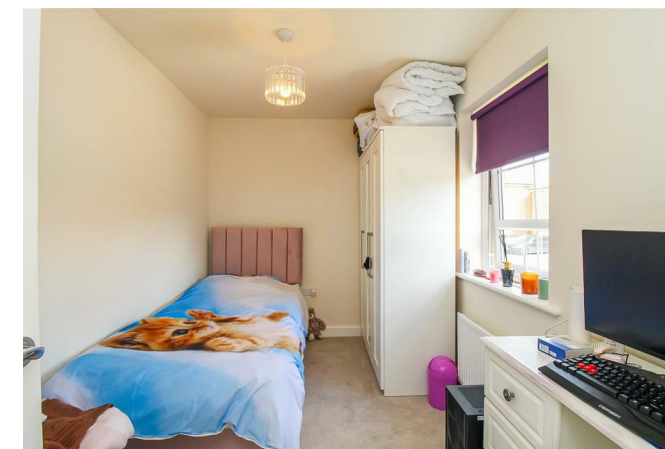
Central heating radiator, loft access and double glazed window to the rear.



### BEDROOM THREE

11'8" x 6'11" [3.56m x 2.13m]

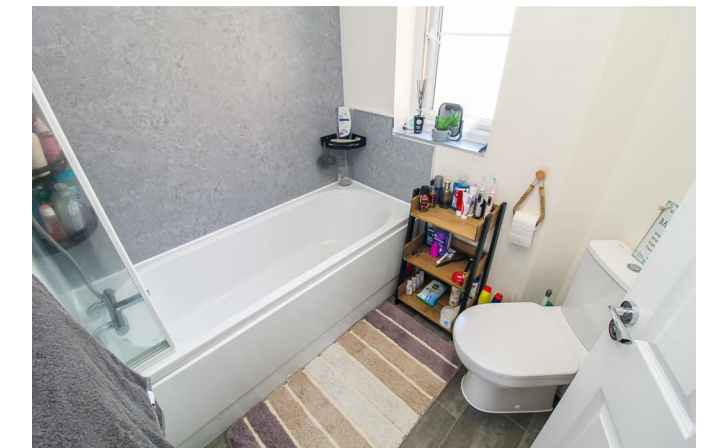
Central heating radiator and double glazed window to the front.



### BATHROOM/W.C.

5'11" x 8'2" [1.81m x 2.50m]

Fitted with a three piece suite comprising low flush WC, pedestal wash basin and panel bath with shower over. Tiled effect flooring, heated towel radiator and frosted double glazed window to the rear.



### OUTSIDE

To the front and side, there are lawned garden areas. A block paved driveway to the side provides off street parking. To the rear, there is an enclosed lawned garden.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.