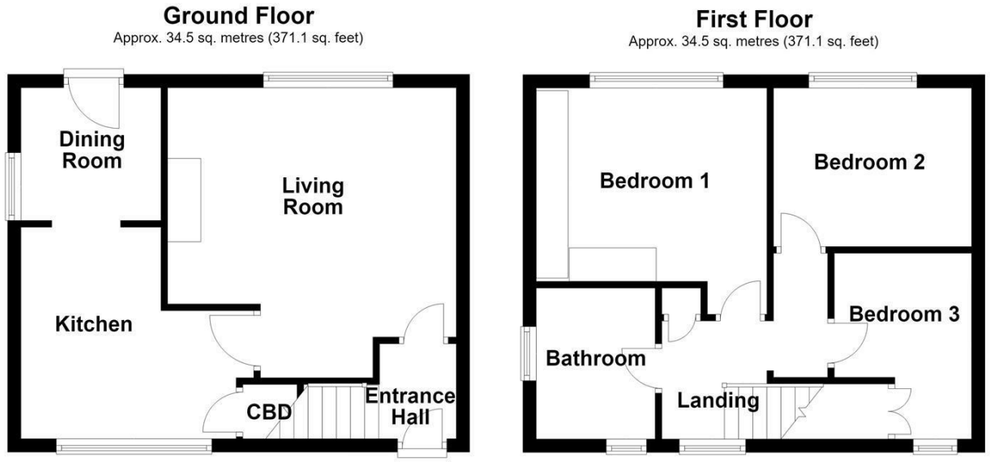
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844




Total area: approx. 69.0 sq. metres (742.2 sq. feet)



# 25 Dodworth Drive, Wakefield, WF2 7EY

## For Sale Freehold £190,000

A fantastic opportunity to acquire this three bedroom semi detached family home in a pleasant, sought after location, offering well proportioned accommodation throughout, including three generous bedrooms to the first floor, a spacious living room, driveway parking with garage and a generous rear garden with woodland backdrop.

The accommodation briefly comprises an entrance hall leading into a spacious living room featuring a fireplace, with access through to the kitchen which benefits from a pantry cupboard and opens into the dining room, creating an ideal layout for family living and entertaining. The ground floor is completed by a well planned flow of living space suitable for modern day requirements. To the first floor, the landing provides access to three good sized bedrooms, a useful airing cupboard and a three piece family bathroom suite. The principal bedroom benefits from fitted wardrobes to two walls, providing excellent built in storage. Externally, the property enjoys an attractive lawned front garden with planted borders, together with a concrete driveway running along the side of the property providing ample off road parking. The driveway continues to a detached single garage which benefits from power, lighting, a UPVC glazed side access door and rear window. A timber gate provides access to the enclosed rear garden, which features a large lawned area, L-shaped paved patio and mature surroundings, all fully enclosed by timber fencing on all sides.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is only minutes walk away and Kettlethorpe High School. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

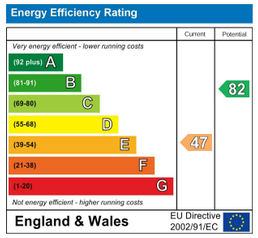
Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate the space, presentation and potential this excellent home has to offer.

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
Entered via a solid wooden front entrance door, the hallway features an electric storage heater, staircase with handrail leading to the first floor landing and a door leading into the living room.

### LIVING ROOM
16'5" x 14'11" (5.02m x 4.57m)
A well proportioned reception room with a timber double glazed window overlooking the rear garden, electric storage heater and a warm air electric fire set within a marble hearth and surround. There is also fixed shelving to the left of the fireplace and a door leading through to the kitchen.



### KITCHEN
10'11" x 10'4" (3.34m x 3.17m)
Fitted with a range of wooden base units with laminate work surfaces and tiled splashbacks, stainless steel single drainer sink with mixer tap, plumbing for a washing machine, space for a freestanding fridge/freezer and an integrated oven and grill with four ring ceramic hob and extractor hood above. There is an electric storage heater, timber double glazed window to the front, pantry cupboard with shelving and a feature archway leading into the dining room. There is also plumbing for a full size dishwasher under the counter.



### DINING ROOM
8'10" x 7'0" (2.71m x 2.15m)
With a timber double glazed window to the side elevation, electric storage heater and a door providing access to the rear garden.



### FIRST FLOOR LANDING
Timber double glazed window to the front, loft access and doors leading to three bedrooms and the house bathroom. There is also a double storage cupboard housing the airing cupboard.

### BEDROOM ONE
13'3" x 11'7" (4.05m x 3.55m)
A spacious double bedroom with fitted wardrobes, overhead storage cupboards, electric storage heater and a timber double glazed window overlooking the rear elevation.



### BEDROOM TWO
13'4" x 10'8" (4.07m x 3.27m)
With timber double glazed window overlooking the rear elevation and electric storage heater.



### BEDROOM THREE
7'5" x 9'11" (2.27m x 3.04m)
With timber double glazed window to the front elevation, electric storage heater and built in storage cupboard over the stairs with shelving.



### BATHROOM/W.C.
7'5" x 5'10" (2.27m x 1.79m)
Dual aspect timber double glazed windows to the side and front, comprising of a three-piece suite, washbasin with mixer tap and front units below, low flush WC, panelled bath with mixer tap and electric shower.



### OUTSIDE
To the front is a lawned garden with planted borders and a concrete driveway providing off road parking, continuing along the side of the property and leading to a paved section in front of the attached garage with outside tap. The garage includes a UPVC double glazed side door, rear window and there is external lighting to the rear. The rear garden is generous in size, mainly lawned with an L-shaped paved patio area and mature planted borders. There is a timber gate providing access to woodland behind the property, ideal for nature walks.



### WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The property is in a quiet location on the edge of the estate with little through traffic."

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

### 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 Wakefield 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.