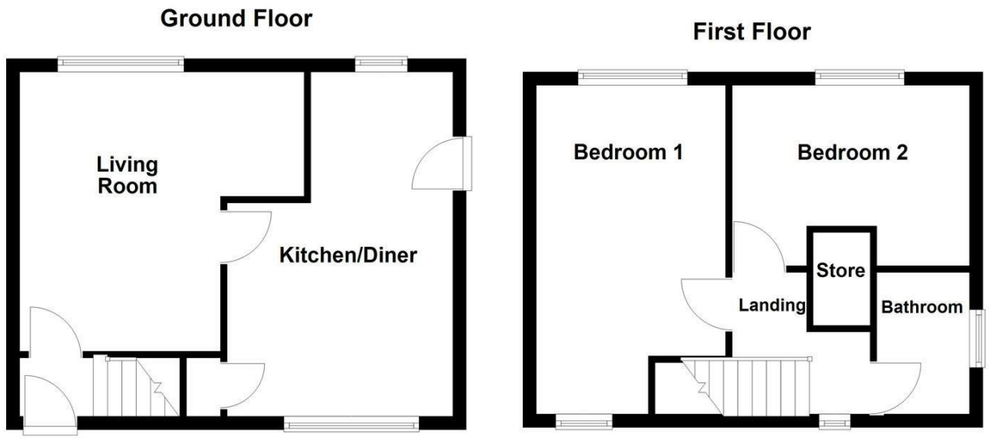
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



# 35 Dodworth Drive, Wakefield, WF2 7EY

## For Sale Freehold Offers Over £175,000

Introducing to the market is this two double bedroom semi detached property benefiting from driveway parking and an enclosed south facing rear garden.

The property briefly comprises of the entrance hall leading into the living room and kitchen/diner. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is a driveway providing off road parking for one vehicle and low maintenance pebbled garden with outside tap. To the rear is a south facing enclosed lawned garden with patio areas and lawned garden with a variety of fruit trees eg. apple, pear and cherry. The rear garden is surrounded by new fencing. The property also benefits from an alarm system with pet friendly sensors.

The property itself is situated in Kettlethorpe, close to the local amenities and schools located within close proximity. Newmillerdam Country Park is only a short distance away as well as the M1 motorway, perfect for those looking to travel further afield.

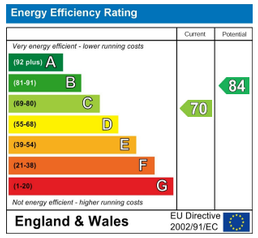
Only a full internal inspection will reveal that's on offer at this quality home and an early viewing is highly

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.

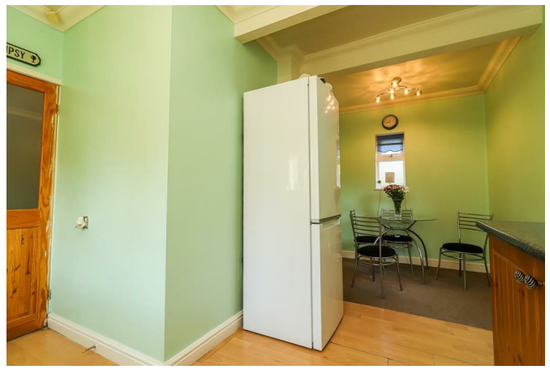
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

## ACCOMMODATION

### ENTRANCE HALL
Entrance door, staircase to the first floor landing, central heating radiator and door to the living room.

### LIVING ROOM
13'8" x 12'9" (max) x 11'10" (min) (4.18m x 3.90m (max) x 3.62m (min))
Laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation and door to the kitchen/diner.

### KITCHEN/DINER
16'11" x 6'8" (min) x 11'1" (max) (5.17m x 2.04m (min) x 3.39m (max))
Range of wall and base unit with laminate work surface over, space and plumbing for a washing machine, integrated cooker with four ring gas hob, stainless steel sink and drainer. Laminate flooring, UPVC double glazed window to the front elevation, understairs storage, UPVC double glazed frosted window to the rear elevation and timber side door.



### FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the front elevation, loft access, airing cupboard and doors to two bedrooms and bathroom.

### BEDROOM ONE
17'0" (max) x 13'10" (min) x 9'3" (5.19m (max) x 4.22m (min) x 2.84m)
Central heating radiator and UPVC double glazed windows to the rear and front elevation.

### BEDROOM TWO
10'9" x 11'7" (3.30m x 3.55m)
Central heating radiator and UPVC double glazed window to the rear elevation.

### BATHROOM/W.C.
7'2" x 5'1" (2.19m x 1.55m)
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower head attachment. UPVC double glazed frosted windows to the side and rear, central heating radiator.

### OUTSIDE
To the front is a driveway providing off road parking for one vehicle and pebbled garden. To the rear is a large flagged patio area leading to a lawned garden with a variety of fruit trees eg. apple, pear and cherry, There is an additional corner patio area, enclosed by new timber fencing. There is coach style lighting plus sensor security light to the rear.

### 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.