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 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.

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 32 Jilling Gardens, Dewsbury, WF12 8DF

### For Sale Freehold £265,000

Situated on this modern development is this four bedroom mid town house with spacious accommodation spanning over three floors benefitting from driveway with garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., utility room, bedroom three and extended sitting room. The first floor landing leads to the living room and kitchen/diner. A further set of stairs leads to three further bedrooms and house bathroom. Outside to the front is a mature shrub garden and driveway leading to the single integral garage. To the rear is an enclosed garden with an artificial lawn, mature shrubs and a slate beds.

Situated in Earlsheaton the property is ideally located for all local shops and amenities that Ossett and Dewsbury town centres have to offer. The property is well positioned for the motorway network for those looking to commute further afield for work.

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





ACCOMMODATION

**ENTRANCE HALL**  
Composite front entrance door, central heating radiator, stairs to the first floor, understairs storage and doors to the w.c., utility and bedroom three.

**W.C.**  
6'7" x 2'11" [2.01m x 0.9m]  
Low flush w.c., wall mounted wash basin with tiled splash back, extractor fan and central heating radiator.

**UTILITY**  
6'5" x 7'8" [max] x 7'1" [min] [1.97m x 2.35m [max] x 2.17m [min]]  
Base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space and plumbing for a washing machine. Frosted door to the sitting room and central heating radiator.

**BEDROOM THREE**  
11'0" x 9'2" [max] x 8'6" [min] [3.36m x 2.8m [max] x 2.6m [min]]  
Set of UPVC double glazed French doors to the sitting room and central heating radiator.

**SITTING ROOM**  
12'9" x 9'4" [3.9m x 2.87m]  
Surrounded by UPVC double glazed windows with integral blinds and a set of French doors to the rear garden, two velux skylights, vaulted ceiling with spotlights and central heating radiator.



**FIRST FLOOR LANDING**  
Stairs to the second floor, central heating radiator and doors to the kitchen/diner and living room.

**LIVING ROOM**  
17'1" x 16'1" [max] x 8'5" [min] [5.22m x 4.91m [max] x 2.58m [min]]  
Two central heating radiators, UPVC double glazed window and a set of French doors in a Juliet style balcony to the front.



**KITCHEN/DINER**  
16'1" x 11'1" [max] x 7'7" [min] [4.91m x 3.38m [max] x 2.33m [min]]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood. Integrated dishwasher, integrated fridge/freezer, UPVC double glazed windows to the rear and central heating radiator.

**SECOND FLOOR LANDING**  
Loft access, central heating radiator, storage cupboard and doors to three further bedrooms and house bathroom.

**BEDROOM ONE**  
11'0" x 11'3" [max] x 5'10" [min] [3.36m x 3.44m [max] x 1.78m [min]]  
Fitted wardrobes, door to the en suite shower room, UPVC double glazed window to the front and central heating radiator.



**EN SUITE SHOWER ROOM/W.C.**  
9'2" x 5'5" [max] x 4'8" [min] [2.81m x 1.66m [max] x 1.44m [min]]  
Low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower attachment. UPVC double glazed frosted window to the front, extractor fan, central heating radiator and shaver socket point.



**BEDROOM TWO**  
8'6" x 8'8" [2.6m x 2.65m]  
UPVC double glazed window to the rear and central heating radiator.



**BEDROOM FOUR**  
7'8" x 7'4" [2.36m x 2.25m]  
UPVC double glazed window to the rear and central ehating radiator.

**HOUSE BATHROOM/W.C.**  
6'10" x 6'5" [2.1m x 1.98m]  
Low flush w.c., pedestal wash basin with mixer tap and panelled bath with shower head attachment. Extractor fan and central heating radiator.



**OUTSIDE**  
To the front is a mature shrub garden, paved steps to the front door and driveway providing off road parking for one vehicle leading to the single integral garage with up and over door. To the rear is an artificial lawn, slate beds and mature shrubs, fully enclosed by walls and timber fencing.



**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.