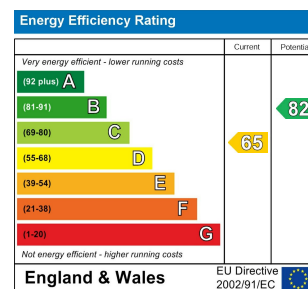
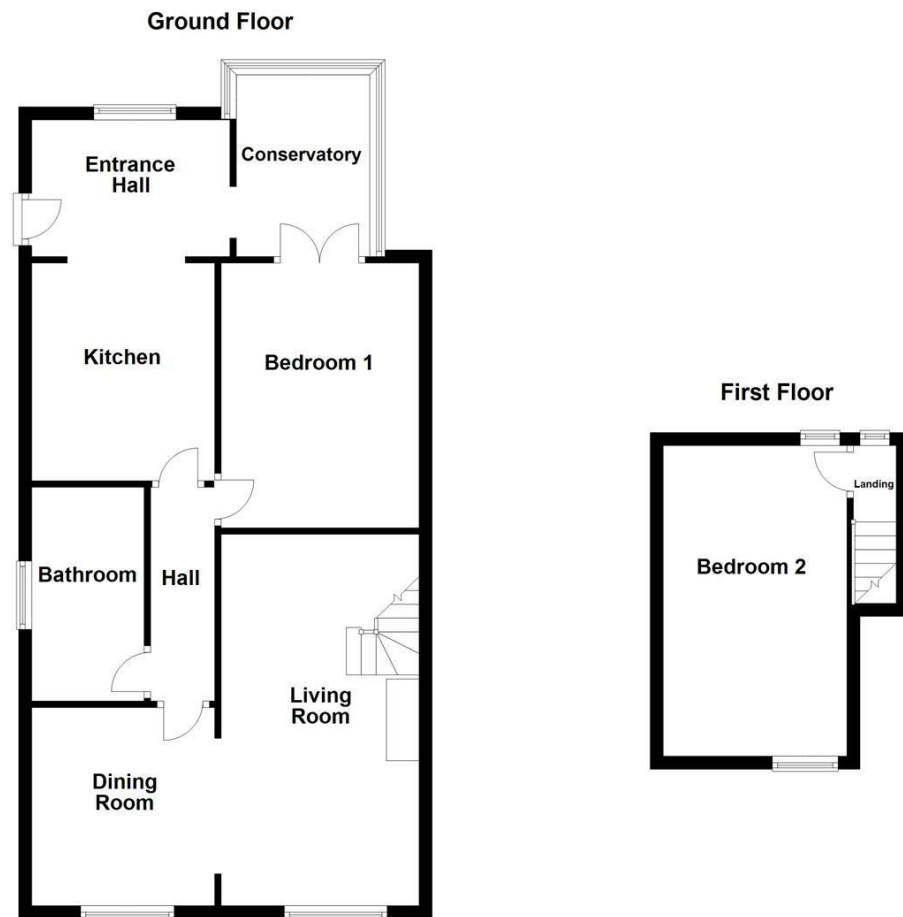




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 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.



25 Bywell Close, Dewsbury, WF12 7LW
For Sale Freehold £205,000

Deceptive from main roadside and having been extended to the rear is this two bedroom semi detached bungalow benefitting from front and rear gardens, off road parking and single detached garage.

The property briefly comprises of the entrance hall, kitchen, conservatory and hallway leading to bedroom one, bathroom/w.c., dining room and living room. The first floor landing leads to bedroom two. Outside to the front, the garden is mainly pebbled with stone paved and planted features. A paved driveway provides off road parking leading down to the side of the property to the single detached garage. The rear garden is low maintenance and mainly stone paved, perfect for outdoor dining and entertaining with raised planted beds, fully enclosed by walls and timber fencing.

This property would make an ideal purchase for those looking to downsize as it is aptly placed for local amenities including shops, with local bus routes nearby. There is good access to the motorway network.

Offered to the market with no chain and vacant possession. Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
9'11" x 6'10" (3.03m x 2.09m)

UPVC double glazed window to the rear, exposed beams to the ceiling, central heating radiator, an opening to the conservatory and kitchen.

KITCHEN
8'11" x 9'9" (2.74m x 2.99m)

Exposed beams to the ceiling, UPVC double glazed window to the side and door to a further hallway. Range of modern wall and base units with laminate work surface over and laminate splash back, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and Range style cooker. Integrated slimline dishwasher and the Worcester boiler is housed in here.

HALLWAY

Coving to the ceiling, central heating radiator and doors to bedroom, bathroom and dining room.

BEDROOM ONE
13'3" x 10'11" (4.06m x 3.34m)

Central heating radiator, set of UPVC double glazed doors leading to the conservatory, coving to the ceiling and fitted wardrobes.



CONSERVATORY

6'5" x 9'4" (1.96m x 2.87m)

Surrounded by UPVC double glazed windows and an opening to the entrance hall.



BATHROOM/W.C.

5'8" x 10'8" (1.73m x 3.26m)

UPVC double glazed frosted window to the side, LED ceiling spotlights, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and shower head attachment. Separate shower cubicle with glass shower screen and shower head attachment.



DINING ROOM

9'2" x 9'11" (2.8m x 3.03m)

Opening with exposed beam above into the living room, central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



LIVING ROOM

18'7" x 10'11" (5.67m x 3.35m)

Exposed beams and coving to the ceiling, central heating radiator, UPVC double glazed window to the front and stairs to the first floor. Electric fireplace with stone hearth, surround and mantle.



FIRST FLOOR LANDING

UPVC double glazed window to the rear and door to bedroom two.

BEDROOM TWO

15'7" x 9'2" (4.75m x 2.81m)

UPVC double glazed windows to the front and rear, central heating radiator.



OUTSIDE

To the front of the property the garden is mainly pebbled with stone paved and planted features. A paved driveway provides off road parking running down the side of the property leading to the single detached garage with wooden door. The low maintenance rear garden is stone paved, perfect for outdoor dining and entertaining, with raised planted beds and features, fully enclosed by walls and timber fencing.



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.