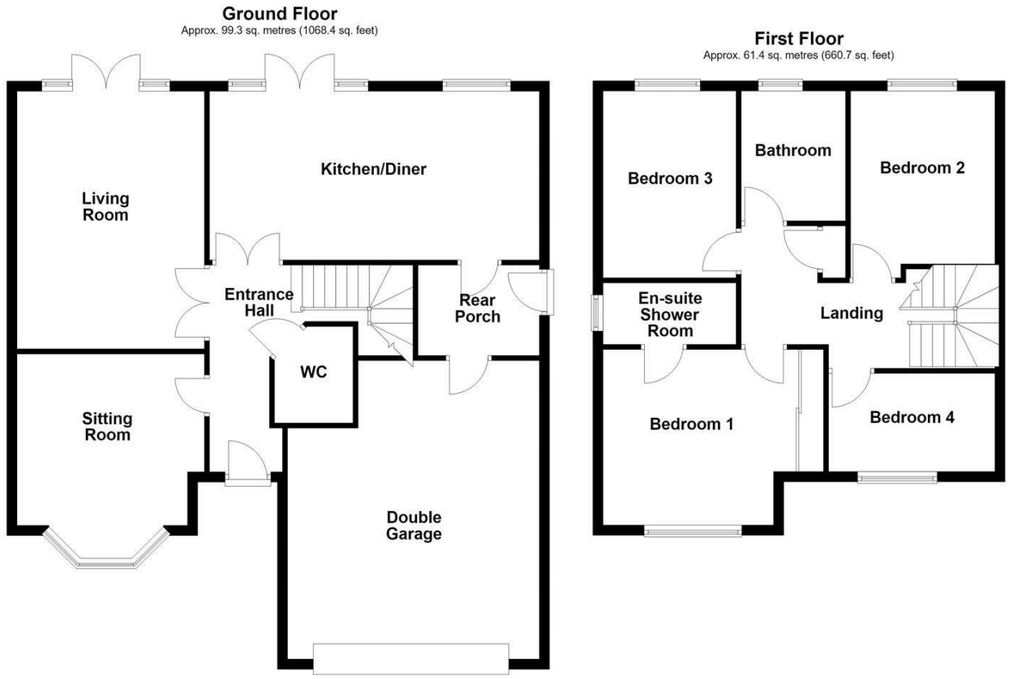


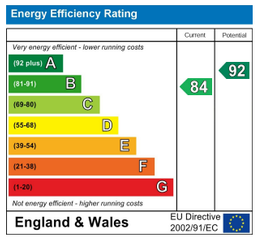
Total area: approx. 160.6 sq. metres (1729.1 sq. feet)

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.

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

67 Amberwood Chase, Dewsbury, WF12 7NZ

For Sale Freehold £465,000

A superb opportunity to purchase this attractive four bedroom detached family home, situated on a modern and well regarded development.

The spacious accommodation briefly comprises an entrance hall, two reception rooms including a sitting room and a separate living room, together with a modern fitted kitchen diner featuring a breakfast bar and integrated appliances. There is also a contemporary two piece downstairs W.C., a rear porch and internal access to the integral double garage, which benefits from power, lighting and a manually operated up and over door. To the first floor, the landing provides access to four double bedrooms and a modern three piece house bathroom. Bedroom one benefits from fitted double wardrobes and its own en suite shower room. The property is approached by a double block paved driveway, providing ample off road parking, together with a low maintenance pebbled pathway leading to a covered entrance porch. An attractive front garden features woodchip borders with established planting. Externally, the rear garden features a generous Indian sandstone patio, ideal for outdoor dining and entertaining. This overlooks an attractive lawned garden with pebbled borders, enclosed by timber panelled fencing to all three sides. A timber access gate leads towards the fields beyond, providing excellent opportunities for countryside walks.

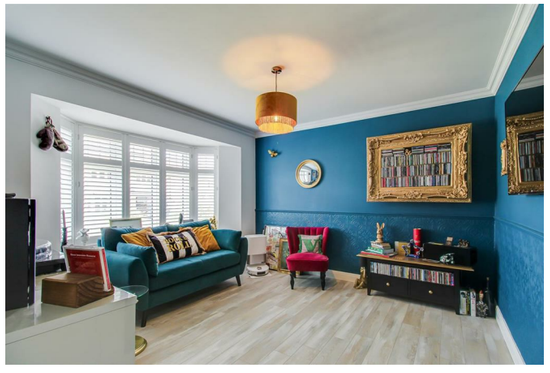
The property is conveniently situated close to local amenities, schools and regular bus routes, while Wakefield city centre is also within easy reach.

Offering spacious and well presented accommodation throughout, an early viewing is highly recommended to fully appreciate everything this quality family home has to offer.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, featuring a porcelain tiled floor, staircase with handrail leading to the first floor landing and inset spotlights to the ceiling. Timber double doors with glazed inserts provide access to the modern fitted kitchen diner and living room, with two further doors leading to the sitting room and downstairs W.C. A central heating radiator completes the room.

SITTING ROOM
12'0" x 11'0" (3.68m x 3.37m)
A walk in bay window with UPVC double glazed windows overlooks the front aspect and benefits from fitted internal shutters. The room also features coving to the ceiling, laminate flooring, a dado rail and a central heating radiator.



DOWNSTAIRS W.C.
5'1" x 6'0" (1.55m x 1.85m)
Fitted with a modern two piece suite comprising a low flush W.C. and wall mounted wash basin with chrome mixer tap. Further features include half tiled walls, porcelain tiled flooring, a central heating radiator, ceiling mounted extractor fan and wall mounted light.

LIVING ROOM
12'1" x 16'7" (3.69m x 5.06m)
Featuring a timber clad feature wall, laminate flooring and a central heating radiator. UPVC double glazed French doors with an adjoining glazed panel provide access to the rear garden.

KITCHEN DINER
21'3" x 11'5" (max) x 10'11" (min) (6.48m x 3.48m (max) x 3.33m (min))
Fitted with a range of high gloss wall and base units with laminate work surfaces and matching upstands. A 1 1/2 bowl stainless steel sink and drainer with swan neck mixer tap is set into the work surface. Integrated appliances include a twin oven and grill, five ring gas hob with stainless steel splashback and cooker hood with curved glass surround, fridge, separate freezer and full size dishwasher. The room also features porcelain tiled flooring, half tiled walls, two central heating radiators and inset spotlights to the ceiling. A breakfast bar provides seating for three people. A UPVC double glazed window overlooks the rear garden, while UPVC double glazed French doors with an adjoining glazed panel provide direct access outside. A further door leads into the rear porch.

REAR PORCH
5'10" x 6'10" (1.80m x 2.10m)
Featuring porcelain tiled flooring, a fitted entrance mat and a central heating radiator. A solid timber fire door provides access to the integral double garage, while a composite side entrance door leads outside.

INTEGRAL DOUBLE GARAGE
16'11" x 19'4" (max) x 15'5" (min) (5.18m x 5.90m (max) x 4.72m (min))
The integral double garage benefits from power and lighting, plumbing and drainage for a washing machine and space for a tumble dryer beneath a laminate work surface. A wall mounted condensing boiler is also housed within the garage, together with a manually operated up and over door to the front.

FIRST FLOOR LANDING
A staircase with carpet runner and chrome stair rods leads to the first floor landing. The landing features laminate flooring, a central heating radiator, inset spotlights, loft access and doors leading to all four bedrooms, the house bathroom and an airing cupboard with fitted shelving.

BEDROOM ONE
11'4" x 12'6" (3.46m x 3.82m)
A generous double bedroom featuring a fitted double wardrobe with mirrored sliding doors, laminate flooring and a central heating radiator. A UPVC double glazed window overlooks the front elevation and benefits from fitted internal shutters. A door provides access to the en suite shower room.

EN SUITE SHOWER ROOM
3'11" x 9'1" (1.21m x 2.77m)
Fitted with a large shower enclosure with glazed sliding door and mixer shower, pedestal wash basin with mixer tap and low flush W.C. Further features include fully tiled walls, porcelain tiled flooring, a wall mounted extractor fan, inset spotlights, a central heating radiator and a frosted UPVC double glazed window overlooking the side elevation.

BEDROOM TWO
9'2" x 12'0" (max) x 11'2" (min) (2.80m x 3.67m (max) x 3.42m (min))
A double bedroom featuring a timber clad feature wall, central heating radiator and a UPVC double glazed window overlooking the rear elevation with fitted internal shutters.

BEDROOM THREE
9'2" x 12'0" (2.80m x 3.68m)
Featuring laminate flooring, a timber clad feature wall, central heating radiator and a UPVC double glazed window overlooking the rear elevation.

BEDROOM FOUR
6'5" x 10'9" (1.98m x 3.30m)
Featuring laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation with fitted internal shutters.

BATHROOM
8'5" x 6'9" (2.58m x 2.06m)
Fitted with a modern four piece suite comprising an enclosed shower cubicle with glazed door and mixer shower, panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush W.C. The bathroom also features fully tiled walls within the shower enclosure, half tiled walls elsewhere, porcelain tiled flooring, a central heating radiator, inset spotlights, a wall mounted extractor fan and a frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front of the property is an attractive lawned garden with low maintenance woodchip planted borders. A double block paved driveway provides ample off road parking and leads towards the integral double garage. A pebbled pathway leads to the front entrance door and covered porch with tiled roof. Two outside lights are positioned to the front of the property. A paved pathway with low maintenance pebbled edging continues along the right-hand side of the property, where a timber gate provides access to the rear garden. The enclosed rear garden features a large Indian sandstone paved patio, ideal for outdoor dining and entertaining. This leads to a low maintenance curved artificial lawn with pebbled borders. Timber panelled fencing encloses the garden on all three sides. Further features include outside lighting, a water point beneath the kitchen window and gated access to the fields beyond, providing excellent opportunities for countryside walks.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.