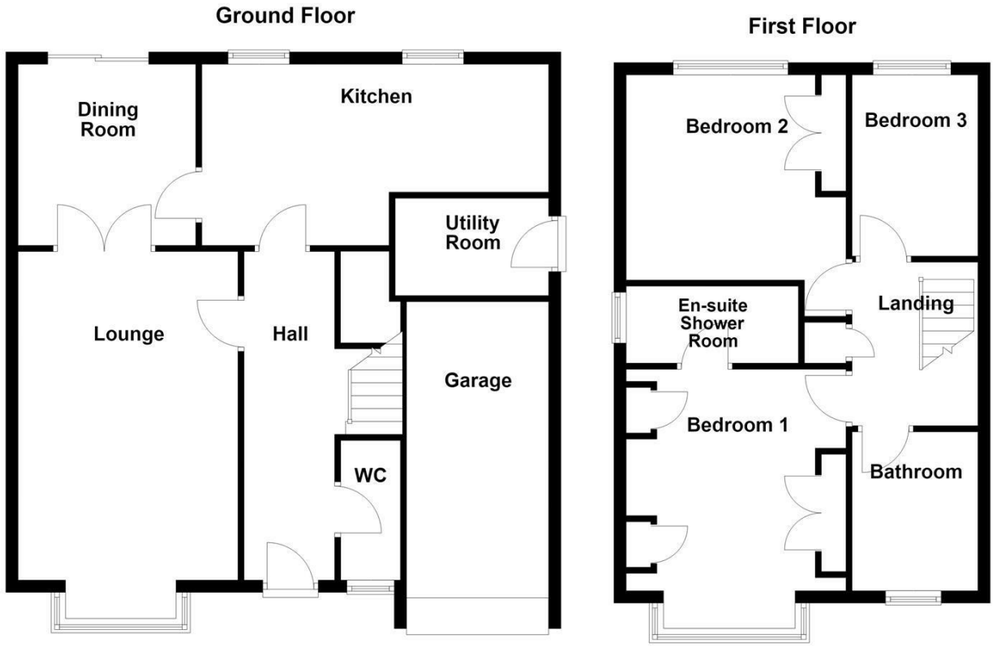
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Manor Park, Dewsbury, WF12 7ST

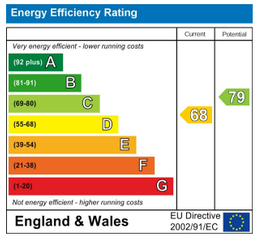
For Sale Freehold £294,000

Occupying a pleasant cul de sac position, which is in need of modernisation however offering excellent potential, is ideally situated between Dewsbury and Ossett, is this three bedroom detached family home, benefitting from driveway parking, a garage and enclosed gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room, separate dining room, fitted kitchen and utility room. To the first floor, the landing provides access to three bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a family bathroom. Externally, the property enjoys low maintenance gardens to both the front and rear, together with driveway parking leading to a garage. The rear garden also incorporates patio seating areas, ideal for outdoor dining and entertaining.

The property is conveniently located for a range of local amenities available within both Ossett and Dewsbury, whilst also offering excellent access to the motorway network, making it particularly suitable for commuters.

Offering excellent potential to create a fantastic family home, an early viewing is highly recommended.



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
Accessed via a front entrance door, with central heating radiator, staircase leading to the first floor landing, built in understairs storage cupboard and access to the downstairs WC, living room and kitchen.

LOUNGE
17'5" x 11'8" (5.33m x 3.58m)
UPVC double glazed window to the front elevation, two central heating radiators, carpeted flooring and a feature gas fireplace with wooden surround. Wall lights to one wall and double doors leading through to the dining room.

DINING ROOM
9'4" x 9'6" (2.85m x 2.92m)
Sliding UPVC doors leading out to the rear garden, central heating radiator, carpeted flooring and door through to the kitchen.

KITCHEN
18'6" x 9'7" (5.65m x 2.93m)
Fitted with a range of wall and base units with laminate work surfaces, integrated gas hob, integrated oven, cooker hood, 1.5 sink and drainer unit, integrated fridge and plumbing for a washing machine. Three UPVC double glazed windows to the rear elevation, central heating radiator and access through to the utility room.

UTILITY ROOM
8'2" x 5'2" (2.50m x 1.60m)
UPVC double glazed door to the side elevation, fitted base units with laminate work surfaces, stainless steel sink and drainer unit, space for a washing machine or tumble dryer and central heating radiator.

W.C.
7'5" x 3'2" (2.27m x 0.98m)
Fitted with a two piece suite comprising low flush WC and wash hand basin, with full tiling, frosted UPVC double glazed window to the front elevation and central heating radiator.

FIRST FLOOR LANDING
Providing access to three bedrooms, the house bathroom and loft access. The loft is fully boarded and insulated.

BEDROOM ONE
11'11" x 11'9" (3.65m x 3.59m)
UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and fitted wardrobes to two sides. Door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
9'2" x 4'0" (2.80m x 1.22m)
Fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash hand basin and low flush WC. Frosted UPVC double glazed window to the side elevation, central heating radiator and full wall tiling.

BEDROOM TWO
8'8" x 11'0" (2.65m x 3.36m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobes to one side.

BEDROOM THREE
9'8" x 6'8" (2.95m x 2.05m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.

BATHROOM/W.C.
8'5" x 6'8" (2.59m x 2.04m)
Fitted with a three piece suite comprising panel bath with handheld shower attachment, wash hand basin and low flush WC. Frosted UPVC double glazed window to the front elevation, white heated towel radiator and full wall tiling.

OUTSIDE
Externally, the property benefits from an attached garage with up and over door, along with driveway parking to the front and low maintenance lawned areas. Side access to both sides of the property leads through to the enclosed rear garden, incorporating patio seating areas, lawned sections, planted borders and space for a storage shed.

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.

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.