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

# 5 Watson Avenue, Dewsbury, WF12 8PZ

## For Sale Leasehold £165,000

Well appointed throughout is this attractive two bedroom semi detached bungalow benefitting from modern fitted kitchen and wet room.

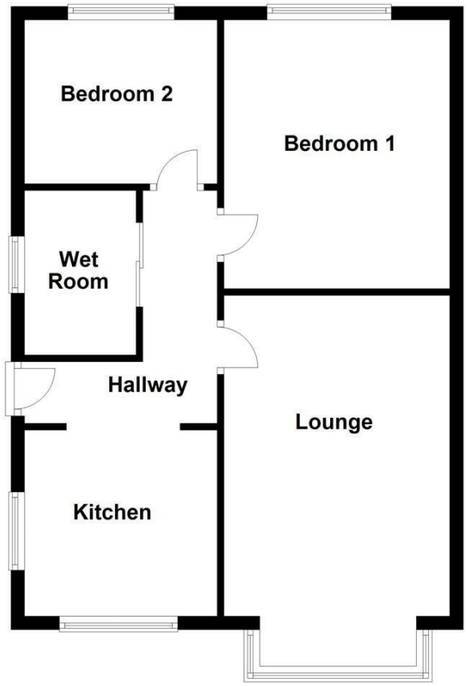
With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, modern kitchen, lounge, two bedrooms and modern wet room/w.c. Outside there is an artificial lawned to the front with pebbled borders and driveway to the side providing off street parking leading to the detached garage. To the rear there is a low maintenance flagged garden with open aspect views of fields to the rear.

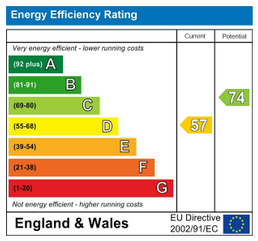
The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home for those looking to downsize and an early viewing comes highly recommended.



### Ground Floor




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.

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## ACCOMMODATION

### ENTRANCE HALL
Side entrance door into entrance hall. Radiator, laminate floor, loft access, archway into the kitchen, sliding door into the bathroom, doors to the wet room, two bedrooms and the lounge.

### KITCHEN
8'11" x 9'3" (2.73m x 2.82m)
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer and tiled splash back. Drawers down the base units, integrated oven and grill, four ring stainless steel sink hob with filter hood above. Plumbing for a washing machine, space for fridge, laminate floor, UPVC double glazed windows to the front and side and the combination boiler is housed here.

### LOUNGE
17'9" x 11'0" (5.43m x 3.37m )
UPVC double glazed walk in bay window to the front, radiator, gas fire with full limestone fire surround and coving to the ceiling.

### BEDROOM ONE
10'11" x 12'11" (3.35m x 3.96m)
Fitted wardrobes to two sides of the wall, UPVC double glazed window to the rear, radiator and coving to the ceiling.

### BEDROOM TWO
8'0" x 9'4" (2.45m x 2.86m)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

### WET ROOM/W.C.
8'0" x 5'2" (2.45m x 1.60m)
UPVC double glazed frosted windows to the side, low flush w.c., wash basin with vanity drawer, electric shower, fully tiled walls and heated chrome towel radiator.

### OUTSIDE
To the front of the property there is a low maintenance artificial lawned garden with pebbled border and driveway to the side with gated access providing off street parking leading to the detached concrete sectional garage with up and over door. To the rear there is a low maintenance flagged garden.

### LEASEHOLD
The service charge is £7.00 (pa). The remaining term of the lease is 937 years (2024). A copy of the lease is held on our file at the Ossett office.

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

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.