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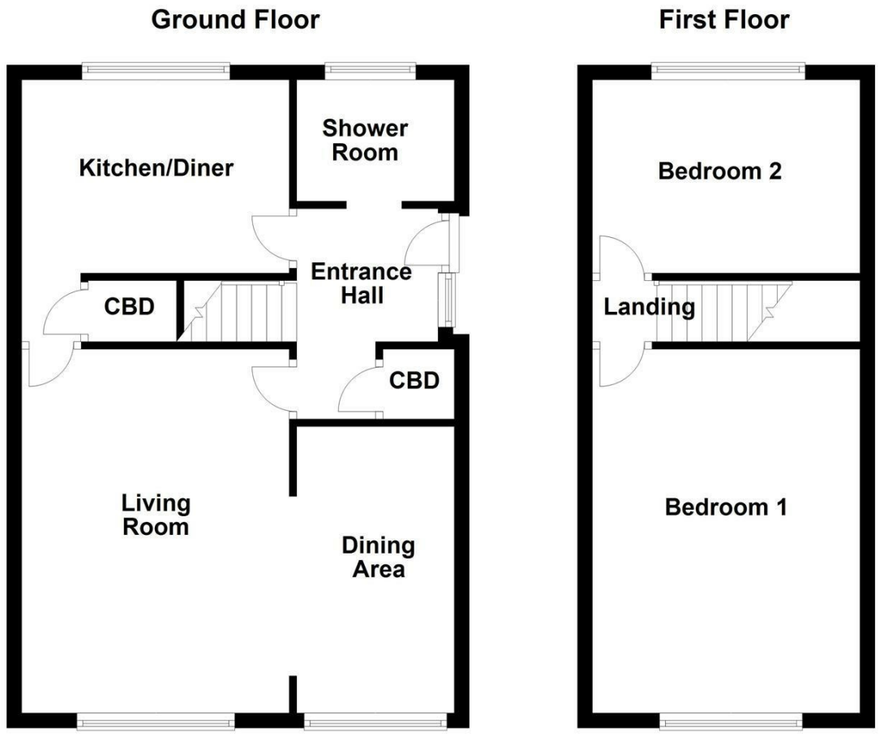
NORMANTON 01924 899 870 | PONTEFRACT 01977 798 844 | CASTLEFORD 01977 808 210



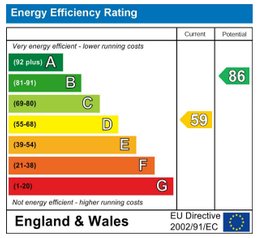
36 Willerton Close, Dewsbury, WF12 7SH

For Sale Freehold Asking Price £205,000

Enjoying a cul de sac location is this two bedroom semi detached house which benefits from two double bedrooms, spacious living room with dining area off, modern downstairs shower room/w.c., open aspect rear views and ample off road parking via driveway and garage.

The accommodation fully comprises entrance hall, living room opening to dining area, kitchen diner, downstairs shower room, first floor landing and two double bedrooms. Driveway to the front leading to the side detached garage, whilst to the rear there is an attractive garden enjoying open aspect views.

Within walking distance to the local amenities and schools located nearby and main bus routes travelling to and from Dewsbury town centre, Leeds and Wakefield. The M1 and M62 motorway links are short distance away ideal for the commuter looking to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes 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 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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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
Composite side entrance door, UPVC double glazed frosted window to the side, laminate flooring, central heating radiator, coving to the ceiling, loft access and a staircase with double hand rails leading to the first floor landing. Opening into the modern shower room/w.c., doors to the kitchen diner, living room and boiler cupboard.

LIVING ROOM
11'10" x 15'11" (3.61m x 4.87m)
Coving to the ceiling, UPVC double window to the front, central heating radiator, living flame effect gas fire on a marble hearth with matching interior and decorative surround, two central heating radiators and two wall light points. Archway into the dining area and door into the kitchen diner.

DINING AREA
6'11" x 12'11" (2.12m x 3.95m)
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front.

KITCHEN DINER
11'10" x 11'8" max x 8'5" min (3.61m x 3.56m max x 2.58m min)
A range of wall and base units with laminate work surface over and laminate upstands, 1 1/2 stainless steel sink and drainer with mixer tap, space for a large fridge freezer, space for a free standing oven and grill, plumbing and drainage for a washing machine, central heating radiator, coving to the ceiling, UPVC double glazed window to the rear with open aspect views of field. Door to understairs storage cupboard.

SHOWER ROOM/W.C.
5'4" x 6'11" (1.63m x 2.11m)
Three piece suite comprising shower cubicle with mixer shower, wall hung wash basin with chrome mixer tap and a low flush w.c. Part tiled walls, UPVC double glazed frosted rear window, coving to the ceiling, central heating radiator.

FIRST FLOOR LANDING
Doors to the bedrooms. Loft access.

BEDROOM ONE
15'11" x 11'9" (4.87m x 3.59m)
Coving to the ceiling, UPVC double glazed window to the front elevation, central heating radiator and a low flush w.c. with concealed cistern, laminate wash basin with mixer tap and high gloss vanity cupboards.

BEDROOM TWO
8'7" x 11'10" (2.62m x 3.61m)
Laminate flooring, coving to the ceiling, UPVC double glazed window to the rear, central heating radiator.

OUTSIDE
To the front of the property there is an attractive lawned garden with a tarmacadam driveway providing off road parking for at lease three vehicles and leads down the side of the property with outside sensor lighting and a detached single garage with manual up and over door, single glazed window and pedestrian side entrance door. The rear garden has a lawn, paved seating area, built in pond, planted borders and bushes. Enjoying an open aspect to the rear of the fields behind.

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

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

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.