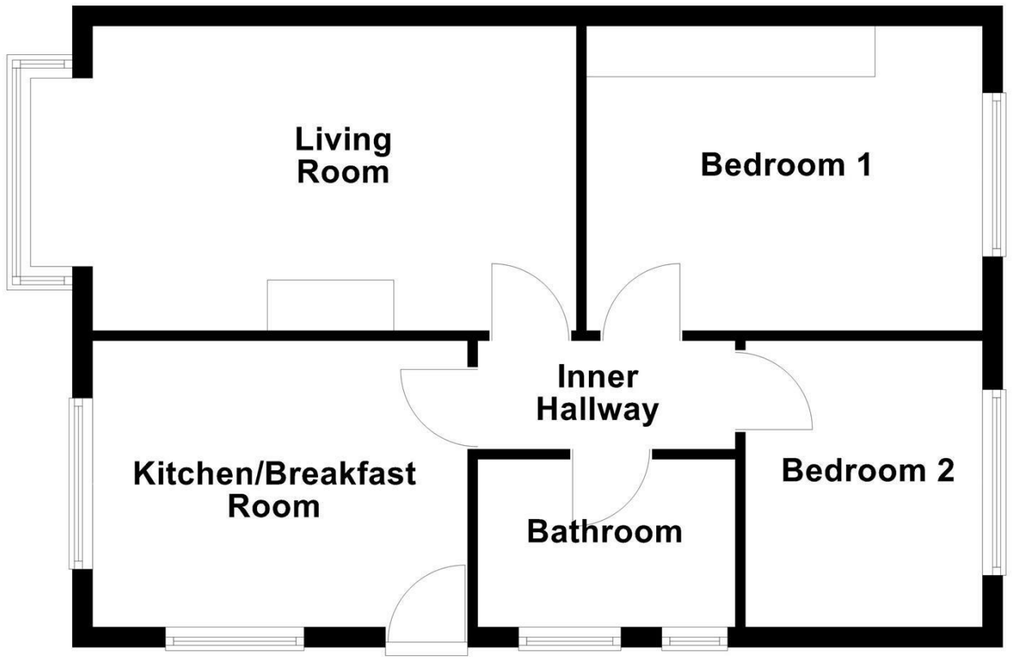
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



3 Watson Avenue, Dewsbury, WF12 8PZ

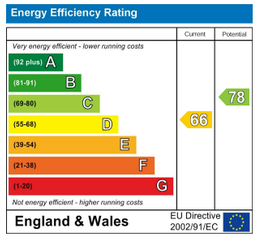
For Sale Freehold £210,000

Superbly appointed throughout is this attractive two bedroom semi detached bungalow benefitting from modern fitted kitchen and bathroom.

With UPVC double glazing and gas central heating, the property fully comprises of the kitchen/breakfast room, inner hallway leading to the living room, bathroom and two bedrooms. Outside there is a driveway to the front providing off road parking for two vehicles with a timber gate leading down the side of the property. To the rear is a patio area and pebbled garden with timber shed, fully enclosed by timber fencing.

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.

An ideal home for those looking to downsize and an early viewing comes 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

KITCHEN/BREAKFAST ROOM
12'1" x 9'4" (3.70m x 2.85m)

UPVC side entrance door. Range of wall and base high gloss units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Integrated microwave oven, integrated fridge/freezer, integrated slimline dishwasher and integrated washing machine. Inset spotlights, wall mounted extractor fan, central heating radiator, ceiling extractor, UPVC double glazed windows to the front and side. Door providing access into the inner hallway.

HALLWAY
Loft access with bi-folding wooden staircase ladder leading to the fully boarded loft with power and light, laminate flooring, doors to the living room, bathroom and two bedrooms.

LIVING ROOM
11'1" x 15'6" (min) x 18'1" (max) (3.38m x 4.74m (min) x 5.53m (max))

Coving to the ceiling, laminate flooring, two central heating radiators, electric fire on a marble hearth with marble matching interior and decorative surround.

BATHROOM/W.C.
6'3" x 7'10" (1.92m x 2.41m)

Four piece suite comprising panelled bath with shower attachment, vanity wash hand basin with mixer tap, low flush w.c. and corner shower cubicle with double doors and mixer shower. UPVC double glazed frosted windows to the side, central heating radiator and extractor fan.

BEDROOM ONE
13'1" x 11'1" (4.01m x 3.39m)

UPVC double glazed window overlooking the rear aspect, fitted double wardrobe, laminate flooring and central heating radiator.

BEDROOM TWO
8'4" x 9'4" (2.55m x 2.87m)

Laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear aspect.

OUTSIDE
To the front is a double resin driveway providing ample off road parking with double timber gate continuing the off road parking down the side of the property. To the rear is a resin patio area and low maintenance pebbled garden with timber shed, surrounded by timber fencing.

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.