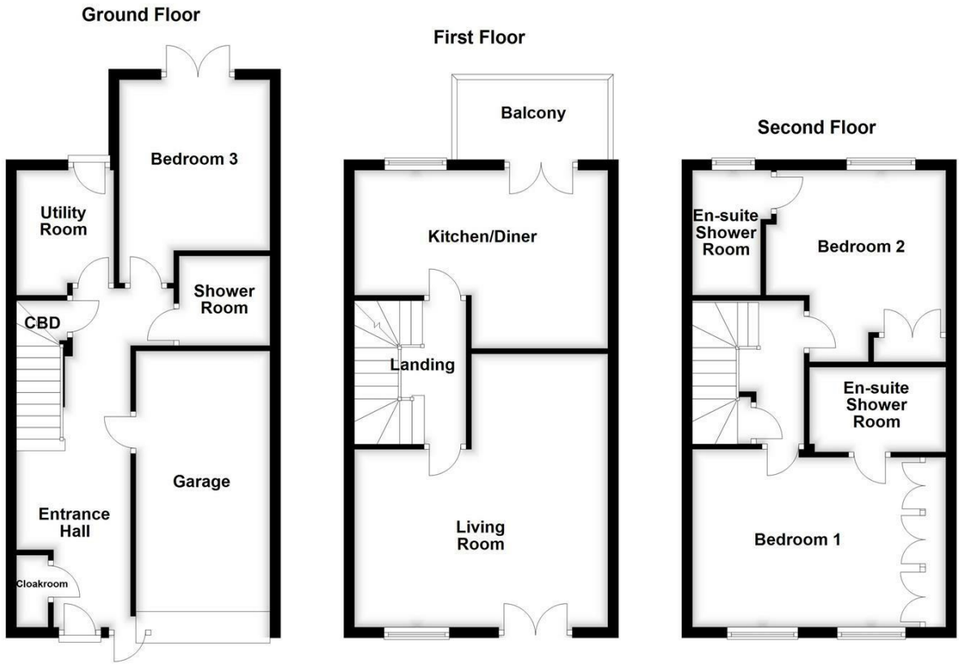
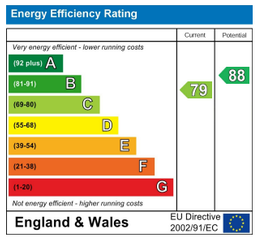


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

29 Jilling Ing Park, Dewsbury, WF12 8DL

For Sale Freehold Offers In The Region Of £235,000

Located on this modern development is this three bedroom mid town house, which benefits from spacious living accommodation spread over three levels. Two of the bedrooms benefits from en suite facilities, modern kitchen diner with French doors opening onto a first floor balcony overlooking the landscaped rear garden.

The accommodation, which has UPVC double glazing and gas central heating, fully comprises entrance hall, integral garage, utility room, bedroom three and modern house shower room/w.c. To the first floor there is a spacious kitchen diner with integrated appliances and French doors to the rear balcony and the spacious living room with Juliet balcony to the front. To the second floor landing there are two double bedrooms, both with en suite facilities and fitted wardrobes. Outside, to the front, a tarmacadam driveway provides off road parking leading to the integral single garage. A two tiered composite decked rear garden, which has been landscaped recently with timber panelled fence surrounds.

The property itself is within walking distance to the local amenities and schools located nearby with local bus routes travelling to and from Wakefield city centre, as well as Dewsbury. The M1 and M62 motorway networks are a short drive away ideal for those commuting further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes recommended.

ACCOMMODATION

ENTRANCE HALL
21'1" x 7'1" (6.45m x 2.17m)
Composite front entrance door, laminate flooring, central heating radiator, staircase to the first floor landing, doors leading to the cloaks cupboard, understairs storage cupboard, integrated garage, downstairs shower room/w.c., bedroom three and utility room.

UTILITY ROOM
7'0" x 6'1" (2.14m x 1.86m)
Wall and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer, wall mounted boiler, composite door into the landscaped rear garden, central heating radiator and ceiling extractor fan.

DOWNSTAIRS SHOWER ROOM/W.C.
5'8" x 5'5" (1.75m x 1.66m)
Low flush w.c., enclosed shower cubicle with mixer shower and filly tiled walls, pedestal wash basin with mixer tap, part tiled wall, shaver socket point, central heating radiator and laminate flooring. Ceiling extractor fan.

BEDROOM THREE
9'4" x 12'9" max x 10'8" min (2.87m x 3.89m max x 3.26m min)
UPVC double glazed French doors leading to the landscaped rear garden, central heating radiator, laminate flooring.

INTEGRAL SINGLE GARAGE
8'5" x 17'5" (2.59m x 5.31m)
Manual up and over door, power and light.

FIRST FLOOR LANDING
Staircase leading to the second floor landing, central heating radiator, doors to the kitchen diner and large living room to the front.

KITCHEN DINER
16'1" x 11'1" max x 7'8" min (4.91m x 3.40m max x 2.36m min)
A range of wall and base high gloss units with laminate work surface over and laminate upstands, integrated double oven and grill, with four ring gas hob, gas splashback and cooker hood over, integrated Zanussi dishwasher, built in slimline wine cooler, integrated fridge and freezer, sink and drainer with chrome mixer tap, downlights, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window to the rear, laminate flooring, UPVC double glazed French doors lead to the balcony at the rear.

BALCONY
9'4" x 4'2" (2.85m x 1.29m)
Cast iron railings. Composite decked flooring.

LIVING ROOM
16'0" x 17'1" max x 11'2" min (4.89m x 5.23m max x 3.42m min)
UPVC double glazed French doors with Juliet style balcony having cast iron railing overlooking the front. Two central heating radiators to the front, UPVC double glazed window to the front., laminate flooring.

SECOND FLOOR LANDING
Loft access. Doors to the two bedrooms and storage cupboard.

BEDROOM ONE
10'9" x 1420'7" (3.28m x 433m)
A range of fitted wardrobes to one wall incorporating a central mirrored door. Two UPVC double glazed windows to the front, central heating radiator and door into the en suite bathroom/w.c.

EN SUITE BATHROOM/W.C.
8'7" x 6'11" max x 5'6" min (2.63m x 2.11m max x 1.69m min)
Panelled bath with mixer tap and tiled splashback, pedestal wash basin with mixer tap, low flush w.c. and an enclosed fully tiled shower cubicle with mixer shower. Central heating radiator, wall mounted shaver socket point, extractor fan.

BEDROOM TWO
11'11" x 11'3" max x 8'6" min (3.64m x 3.45m max x 2.61m min)
Door into the en suite shower room/w.c. UPVC double glazed window to the rear, central heating radiator and a built in double wardrobe.

EN SUITE SHOWER ROOM/W.C.
5'2" x 7'10" (1.60m x 2.39m)
Larger than average shower cubicle with sliding door, mixer shower and fully laminated walls to the cubicle. Pedestal wash basin with mixer tap and low flush w.c. having tiled splashback. Wall mounted shaver socket point, wall mounted vanity mirror, central heating radiator, UPVC double glazed frosted window to the rear and extractor fan.

OUTSIDE
To the front there is a tarmacadam driveway with a paved pathway and pebbled edges. To the rear there is a two tiered landscaped rear garden with composite decking and is of low maintenance providing perfect place for al-fresco entertaining and dining purposes. Timber panelled fence surrounds and pebbled border. Double outside power socket, water point connection and two outside lights.

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 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.