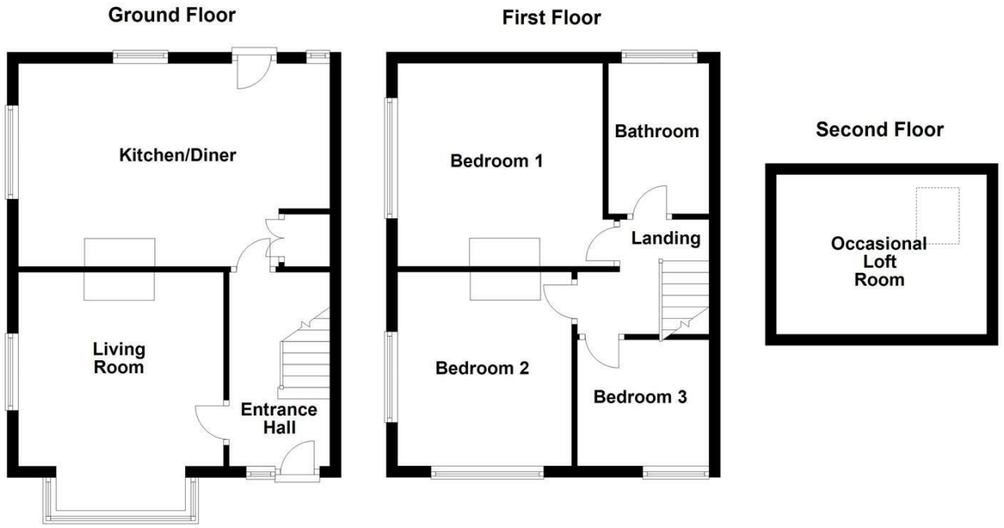
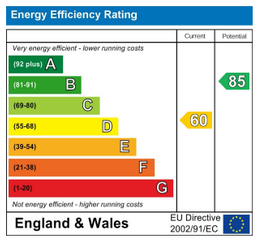


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

8 Fairfield Crescent, Dewsbury, WF13 4EQ

For Sale Freehold £235,000

Enjoying a cul-de-sac location is this three bedroom semi detached house benefiting from a spacious kitchen diner with integrated appliances and multi fuel cast iron burner, large living room with bay windows, three good size bedrooms and the addition of an occasional loft room.

The accommodation, which has double glazing and gas central heating, fully comprises of entrance hall, living room, kitchen diner, first floor landing, three bedrooms, house bathroom and the occasional loft room. Outside there is a shared driveway and a private driveway providing off road parking, attractive gardens with decked patio, paved patio and allotment style beds.

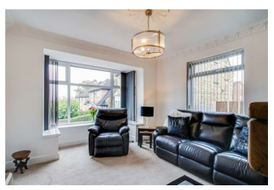
Located at the head of the cul-de-sac and close to the local amenities and schools nearby there is also local bus routes and for those looking to travel further afield the motorway network is a short drive away.

An internal inspection is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with UPVC double glazed frosted window, coving to the ceiling, central heating radiator, dado rail, staircase leading to the first floor landing, doors to the living room and kitchen diner.

LIVING ROOM
11'11" x 11'3" (3.65m x 3.44m)
Ornate coving to the ceiling, ceiling rose, walk in UPVC double glazed bay window to the front, UPVC double glazed window to the side, multi fuel cast iron burner inset into a stone hearth with solid wooden mantle, central heating radiator.



KITCHEN DINER
11'9" x 18'4" (3.60m x 5.60m)
A spacious kitchen diner with a range of wall and base units with laminate work surface over and glass splashback, UPVC double glazed window to the rear, composite frosted door to the side, 1 1/2 Blanco sink and drainer with chrome mixer tap, multi fuel cast iron burner inset to the chimney breast with tiled hearth, decorative brick surround and solid wooden mantle. Integrated slimline Candy dishwasher, integrated washing machine, integrated oven and grill with four ring gas hob having glass splashback and cooker hood over, integrated fridge and freezer, downlights, inset spotlights and coving to the ceiling, combi condensing boiler and pull-out pantry cupboard. Italian slate floor, composite rear entrance door, double doors to understairs storage cupboard and central heating radiator.

FIRST FLOOR LANDING
Doors to the bedrooms and house bathroom/w.c. Access to the loft via a wooden ladder to the occasional loft room. Coving to the ceiling.

BEDROOM ONE
11'10" x 11'10" (3.63m x 3.63m)
UPVC double glazed window to the side elevation, central heating radiator, two double fitted wardrobes, dressing table with storage cupboards.

BEDROOM TWO
11'5" x 10'5" (3.49m x 3.18m)
UPVC double glazed windows to the front and side enjoying a dual aspect. Central heating radiator.

BEDROOM THREE
7'9" x 7'5" (2.37m x 2.28m)
UPVC double glazed window to the front elevation and central heating radiator.

HOUSE BATHROOM/W.C.
8'11" x 6'2" (2.72m x 1.90m)
Panelled bath with mixer tap and shower attachment with tiled splashback, a fully tiled shower cubicle with bi-folding doors and mixer shower with rain shower head, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, chrome ladder style radiator, UPVC double glazed frosted window to the rear, inset spotlight to the ceiling, wall mounted extractor fan, laminate tiled flooring.

OCCASIONAL LOFT ROOM
12'3" x 9'3" (3.75m x 2.84m)
Central heating radiator, timber double glazed Velux window with blind to the rear. Storage cupboards into the eaves.

OUTSIDE
Shared block paved driveway providing access to the concrete driveway providing parking for up to four vehicles. To the front there is a covered porch with tiled roof. To the side steps lead up to a timber decked patio area ideal for entertaining purposes, attractive lawn having planted borders, allotment style beds and a greenhouse. Timber panelled fences. A timber summerhouse with composite door (measuring 4.43m x 2.66m) with two double glazed windows to the front, power and light. A raised paved patio area with large timber shed. Outside sensor lighting and water point connection.

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

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.