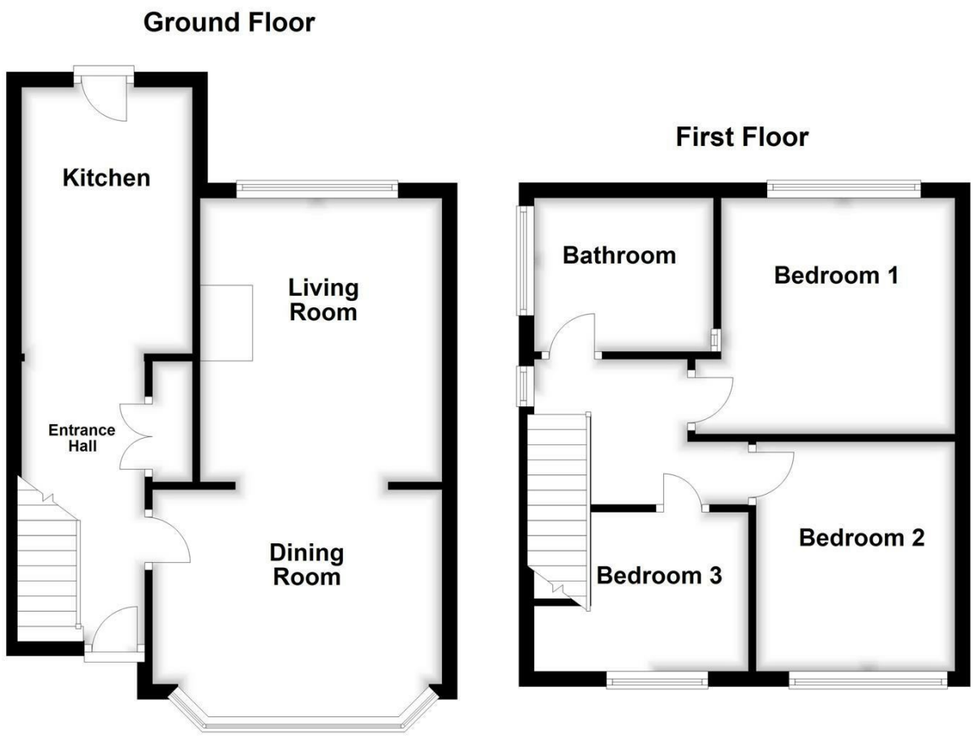


Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

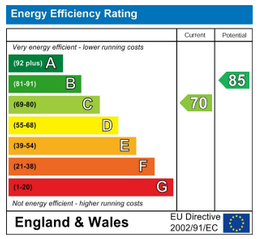
24 Cedar Drive, Dewsbury, WF12 8NT

For Sale Freehold £140,000

A three bedroom (formerly two bedroom) semi detached property situated in a sought after area of Dewsbury.

The accommodation briefly comprises entrance hall, dining room, living room, kitchen with a door to the extensive rear garden, first floor landing, three bedrooms and modern bathroom/w.c.

An early viewing is essential as thus one is not to be missed and is offered at a fantastic price.



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

ENTRANCE HALL
UPVC composite door, stairs to the first floor landing, doors to storage cupboard and dining room, opening through to the kitchen.

KITCHEN
11'6" x 7'2" (3.52m x 2.19m)
A range of modern fitted wall and base units, space for freestanding cooker, plumbing for washing machine and/or dishwasher, tiled splashback, laminate work surface over, wooden stable door into the rear garden.

DINING ROOM
8'5" x 12'6" (2.57m x 3.83m)
UPVC double glazed frosted bay window to the front, gas central heating radiator.

LIVING ROOM
11'0" x 12'3" (3.36m x 3.75m)
UPVC double glazed bay window to the rear, gas central heating radiator.

FIRST FLOOR LANDING
Doors leading to house bathroom and bedrooms.

BEDROOM ONE
10'2" x 11'3" (3.12m x 3.44m)
UPVC double glazed window to the rear, gas central heating radiator.

BEDROOM TWO
9'2" x 10'6" (2.8m x 3.22m)
UPVC double glazed window to the front, gas central heating radiator.

BEDROOM THREE
6'10" x 9'4" (2.1m x 2.85m)
UPVC double glazed window to the front, gas central heating radiator.

BATHROOM/W.C.
6'6" x 6'7" (1.99m x 2.03m)
Modern suite with panelled bath with shower over, pedestal sink basin and a low flush w.c. Tiled walls, UPVC double glazed frosted window to the side.

OUTSIDE
To the rear of the property there is a larger than average rear garden. Paved patio area, steps down leading to a laid to lawn rear garden with far reaching views over fields. To the front of the property there is a small paved area with paved steps leading down to the property and a small gravel area with plants and bushes. There is also iron gates to the front.

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

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.