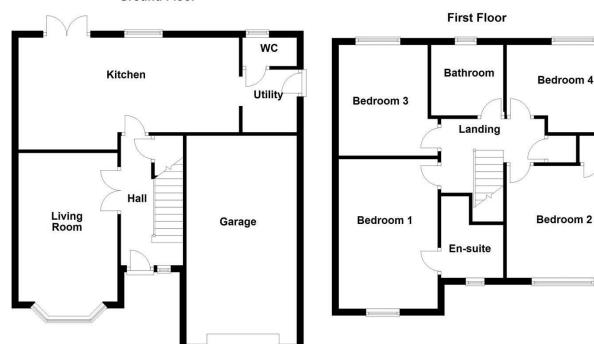
Ground Floor



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

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80)		
(55-68) D		
(39-54)		
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		

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.







21 Rosewood Drive, Dewsbury, WF12 7SX

For Sale Freehold £335,000

Enjoying a cul-de-sac location in this modern development is this impeccably presented detached family home with four well proportioned bedrooms, the main bedroom with en suite shower room. Boasting a double driveway, integral garage and landscaped low maintenance garden to the rear, an early viewings comes strongly advised.

The accommodation comprises entrance hall, bay fronted living room, open plan kitchen/dining room with utility and guest w.c. The first floor landing leads to four bedrooms, the main bedroom with en suite shower room, in addition to the family bathroom. Outside, the property has a lawned garden to the front with double driveway leading to the integral single garage. The rear garden is landscaped for low maintenance with a paved seating area, gravelled section and artificial lawn.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. The national motorway network is readily accessible.





WAKEFIELD 01924 291 294

OSSETT 01924 266 555

HORBURY 01924 260 022

NORMANTON 01924 899 870

PONTEFRACT & CASTLEFORD 01977 798 844

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with glazed side screen, spotlights, central heating radiator, part tiled floor, staircase to the first floor landing, understairs storage cupboard, glazed double doors to the living room and further door to the open plan kitchen/dining room.

LIVING ROOM

13'8" x 9'7" plus bay (4.17m x 2.92m plus bay)

UPVC double glazed walk-in bay window to the front elevation, spotlights and central heating radiator.



KITCHEN/DINING ROOM 21'1" x 11'0" max / 9'3" min (6.44m x 3.36m max / 2.83m min)

Contemporary white fronted kitchen fitted with a range of wall and base units, laminate work surface, matching upstands, tiled splash backs, 1.5 bowl stainless steel bowl sink and drainer, integrated Zanussi oven, four ring stainless steel Zanussi gas hob with canopy

hood over, integrated fridge/freezer, integrated dishwasher, plinth lighting, spotlights, tiled floor, two central heating radiators, UPVC double glazed window to the rear and UPVC double glazed French doors to the rear garden. Archway to the utility room.



UTILITY ROOM 5'4" x 5'10" (1.65m x 1.79m)

Wall mounted units, laminate work surface and upstands, plumbing and space for a washing machine, space for a dryer, tiled floor, central heating radiator, composite side entrance door and door to the downstairs w.c.

DOWNSTAIRS W.C. 5'5" x 3'0" (1.66m x 0.93m)

Two piece suite comprising low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, tiled floor and UPVC double glazed frosted window to the rear elevation.

FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom/w.c. Storage cupboard, spotlights and central heating radiator.

BEDROOM ONE

14'7" x 9'7" max inc wardrobe (4.45m x 2.92m max inc wardrobe) Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the front elevation, spotlights, central heating radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'3" x 7'10" max / 4'10" min (1.92m x 2.41m max / 1.48m min) Three piece modern white suite comprising tiled shower enclosure with thermostatic shower, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the front elevation, part tiled walls, tiled floor, spotlights, central heating radiator and extractor vent.

BEDROOM TWO

10'8" x 10'5" plus wardrobe recess (3.26m x 3.18m plus wardrobe recess]

UPVC double glazed window to the front elevation, spotlights, central heating radiator and recess with a fitted double wardrobe.



BEDROOM THREE 10'5" x 8'8" (3.19m x 2.66m) UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

10'4" x 8'5" max (3.17m x 2.59m max) UPVC double glazed window to the rear elevation and central heating radiator.

FAMILY BATHROOM/W.C. 7'2" x 6'9" [2.19m x 2.08m]

Three piece modern white suite comprising panelled bath, low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the rear elevation, part tiled walls, tiled floor, spotlights, central heating radiator and extractor vent.



OUTSIDE

There is a lawned garden to the front with a double block paved driveway providing off street parking leading to the integral single garage with up and over door. The rear garden is landscaped for low maintenance with a large paved entertaining area, adjoining artificial lawn and gravelled area, all enclosed with a fence surround.



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 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.