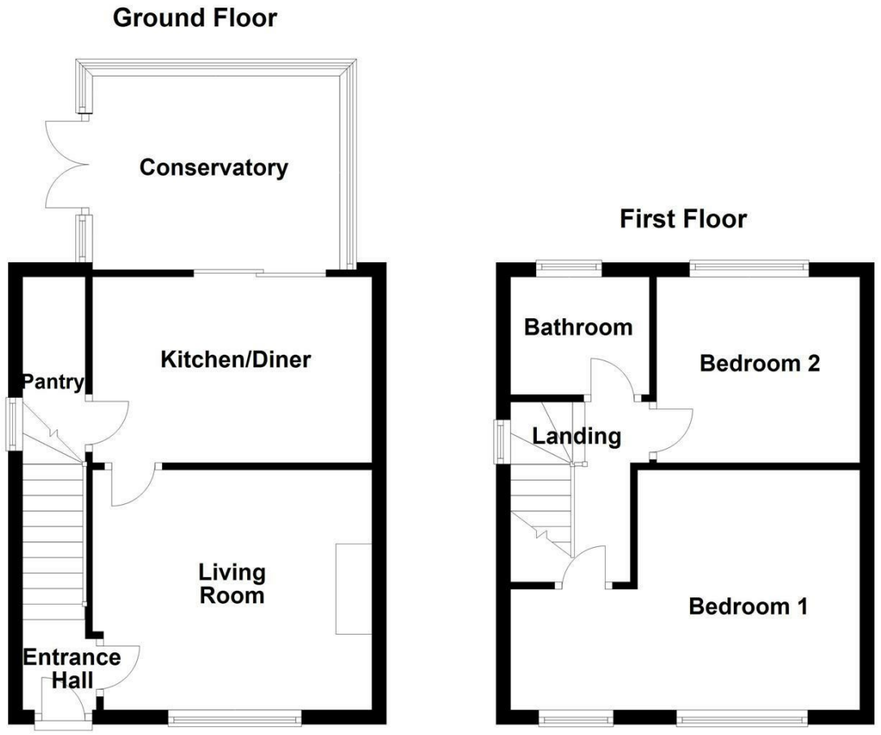
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



19 Alderney Road, Dewsbury, WF12 7ES

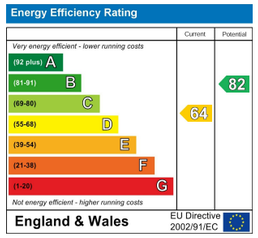
For Sale Freehold Offers Over £170,000

A fantastic opportunity to purchase this two bedroom semi detached house recently redecorated throughout and benefitting from spacious kitchen/diner with pantry cupboard, ample off road parking and lawned rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with large pantry and conservatory. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside, to the front is a low maintenance front patio area with privet hedges bordering and concrete driveway providing off road parking for two vehicles. A timber gate provides access into the enclosed rear garden. Within the rear garden is a concrete patio area, larger than average attractive lawned garden with timber panelled surround fences and privet hedges bordering.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Wakefield, Batley and Huddersfield. The motorway network is only a short drive away ideal for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home 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

ENTRANCE HALL
UPVC double glazed front entrance door with frosted sunlight above, central heating radiator, staircase with handrail leading to the first floor landing and door to the living room.

LIVING ROOM
10'11" x 12'2" (3.34m x 3.73m)
UPVC double glazed window overlooking the front aspect, central heating radiator and door to the kitchen/diner.

KITCHEN/DINER
8'5" x 12'2" (2.59m x 3.73m)
Range of wall and base high gloss units with laminate work surface over, sink and drainer with mixer tap, integrated oven and grill with four ring electric hobs and space for a fridge/freezer. Central heating radiator, set of UPVC double glazed sliding patio doors into the conservatory and door into the large pantry cupboard.

PANTRY
2'11" x 13'8" (0.90m x 4.19m)
UPVC double glazed frosted window to the side aspect, power and light and the combi condensing boiler is housed in here.

CONSERVATORY
11'4" x 8'10" (3.46m x 2.70m)
UPVC double glazed windows on all three sides, power and light and a set of UPVC double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE
5'6" (min) x 10'11" (max) x 16'0" (1.69m (min) x 3.34m (max) x 4.90m)
Two UPVC double glazed windows overlooking the front elevation and two central heating radiators.

BEDROOM TWO
9'3" x 8'5" (2.84m x 2.58m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
5'4" x 6'2" (1.64m x 1.90m)
Three piece suite comprising panelled bath with two taps and separate mixer shower, pedestal wash with two taps and low flush w.c. Fully tiled floor, shaver socket point, UPVC cladding to the ceiling with inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE
To the front of the property is a low maintenance front patio area with privet hedges bordering and concrete driveway providing off road parking for two vehicles. A timber gate provides access into the enclosed rear garden. Within the rear garden is a concrete patio area, larger than average attractive lawned garden with timber panelled surround fences and privet hedges bordering.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.