Richard Kendall Estate Agent

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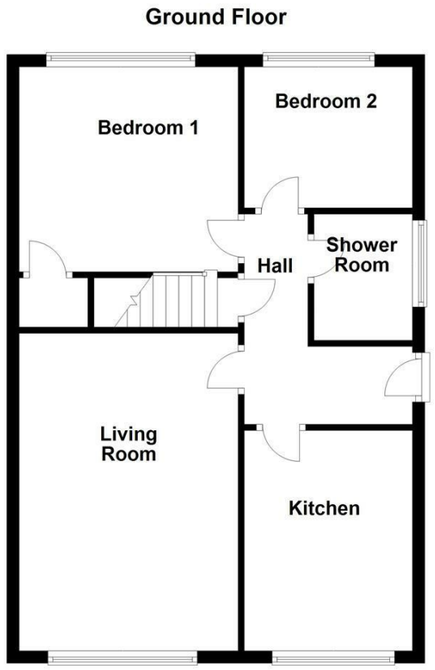
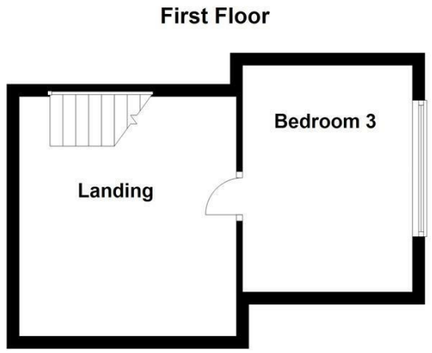
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





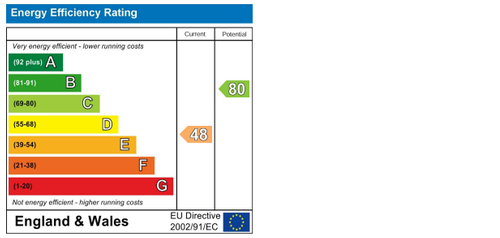
48 Moor Park Gardens, Dewsbury, WF12 7AT

For Sale Freehold Offers In The Region Of £204,450

Situated on the outskirts of Dewsbury is this spacious three bedroom semi detached dormer bungalow benefitting from front and rear gardens, driveway parking and three bedrooms.

Available with no chain involved, the property briefly comprises of an entrance hall, living room, kitchen, two downstairs bedrooms and a downstairs shower room/w.c. To the first floor, there's a spacious landing and an upstairs bedroom. Externally the property benefits from easy to maintain front and rear gardens as well as a driveway providing off road parking and a detached garage.

Situated on this popular cul-de-sac on the outskirts of Dewsbury, this property is perfectly located for all shops and amenities that both Dewsbury and Ossett have to offer, as well as being a short drive away from Wakefield city centre and the motorway network. Spacious throughout, the property has plenty of potential and a viewing is 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
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 door to the side, small porch with steps leading up to a second door with two glass panels. Access to kitchen, living room, downstairs bedrooms, bathroom/w.c. and stairs upstairs.

LIVING ROOM
16'10" x 11'7" (5.15m x 3.55m)
UPVC double glazed windows to the front elevation, gas central heating radiator, wall lights and gas fire place with marble heath and surround

KITCHEN
11'10" x 8'11" (3.61m x 2.73m)
UPVC double glazed window to the front elevation, central heating radiator, fitted kitchen with a range of wall and base units for storage, laminate work tops, integrated four ring gas hob with integrated oven and cooker hood above. Integrated fridge/freezer with laminate tiled floor and boiler is situated in kitchen.

BEDROOM ONE
11'7" x 10'10" (3.55m x 3.31m)
UPVC double glazed window to the rear elevation, gas central heating radiator with a built in storage cupboard under the stairs.

BEDROOM TWO
7'2" x 8'11" (2.2m x 2.73m)
UPVC double glazed window to the rear elevation and gas central heating radiator.

SHOWER ROOM/W.C.
6'3" x 5'6" (1.91m x 1.69m)
UPVC frosted double glazed window to the side elevation, corner shower cubicle with walk mounted electric shower, low flush w.c. and wash hand basin with chrome taps, chrome towel rail on the side wall, extractor fan with spotlights to the ceiling and fully tiled walls.

FIRST FLOOR LANDING
Spacious space currently used for storage, gas central heating radiator and door leading to upstairs bedroom.

BEDROOM THREE
8'11" x 12'1" (2.74m x 3.70m)
UPVC double glazed window to the side elevation, gas central heating radiator and carpetted.

OUTSIDE
Driveway at the front with ample space for off road parking, leading to a detached garage with power and light. An easy to maintain lawn to the front with a brick wall round two sides and a gated entry to the lawn with a bush and tree border around the outside of the lawn. Rear garden has gated entry onto a flagged patio with a small easy to maintain lawn, fence along the side with a brick wall. Garden has plenty of potential and is easy to maintain.

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

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.