Richard Kendall Estate Agent

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12 Rosewood Drive, Dewsbury, WF12 7SX

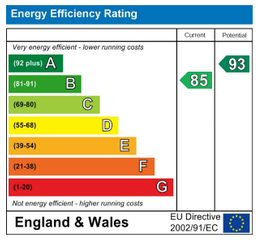
For Sale Freehold £364,995

Occupying a fantastic corner plot on this modern development is this superbly presented four bedroom detached property benefitting from ample driveway parking, detached garage and en suite bathroom.

The property briefly comprises of entrance hall, downstairs w.c., lounge, kitchen/diner with separate utility room. The first floor landing leads to two bedrooms (with bedroom one boasting en suite shower room and dressing room) and bathroom/w.c. A further set of stairs lead to the second floor landing providing access to two further bedrooms and shower room/w.c. Outside there is a low maintenance lawn and patio with ample driveway parking and detached garage to the rear.

Situated on this modern development, the property is ideally located for both Dewsbury and Ossett town centre. The motorway network is only a short distance away for those looking to commute further afield.

Done to a superb standard, this property would make a fantastic family home and a viewing is highly recommended to truly appreciate the accommodation on offer.



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
Access to the lounge, kitchen/diner, downstairs w.c. and utility room. Staircase to the first floor landing.

LOUNGE
20'11" x 9'10" (6.40m x 3.00m)
UPVC double glazed box window to the front elevation, central heating radiator and double doors leading out to the rear garden.

KITCHEN/DINER
20'11" x 9'3" (6.4m x 2.82m)
UPVC double glazed windows to the front and rear elevation. Modern fitted kitchen with an array of wall and base units, stainless steel sink and drainer unit, integrated oven with induction hob and stainless steel splash back, downlights under the units, tiled flooring and door leading through to the utility room. Spotlights to the ceiling and central heating radiator.

UTILITY ROOM
6'2" x 4'7" (1.9m x 1.41m)
Door to the rear garden, space for a washing machine and dryer, tiled flooring and built in understairs storage.

FIRST FLOOR LANDING
UPVC double glazed windows to the front and rear elevation, access to two bedrooms and family bathroom. Stairs to the second floor landing.

BEDROOM ONE
13'1" x 9'10" (4.0m x 3.0m)
UPVC double glazed windows to the front and rear elevation, central heating radiator and access to dressing room with fitted units with sliding doors and access to the en suite.

EN SUITE SHOWER ROOM/W.C.
7'6" x 5'10" (2.3m x 1.8m)
UPVC double glazed frosted window to the rear elevation. Three piece suite comprising corner shower cubicle with sliding glass screen, wash hand basin with mixer tap and low flush w.c. Fully tiled walls and floor.

BEDROOM TWO
13'10" x 8'3" (4.22m x 2.53m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
8'6" x 6'6" (2.60m x 2.00m)
UPVC double glazed frosted window to the rear elevation. Four piece suite comprising corner shower cubicle with glass screen and wall mounted shower, white bath suite, wash hand basin with mixer tap and low flush w.c. Central heating radiator, spotlights to the ceiling and fully tiled walls and floor.

SECOND FLOOR LANDING
Access to two further bedrooms and shower room.

BEDROOM THREE
13'1" x 10'2" (4.0m x 3.10m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard.

BEDROOM FOUR
7'10" x 7'8" (2.4m x 2.36m)
UPVC double glazed window to the front elevation and central heating radiator.

SHOWER ROOM/W.C.
5'11" x 4'11" (1.81m x 1.51m)
Three piece suite comprising corner shower cubicle with glass screen, wash hand basin with mixer tap and low flush w.c. Central heating radiator, fully tiled within the shower cubicle and partially tiled walls.

OUTSIDE
To the front of the property there is a low maintenance garden with bush and shrubbery border leading to side access gate leading to the rear garden. The rear garden has a corner patio seating area, low maintenance lawn and rear access to the driveway with ample space for four vehicles and detached garage with up and over door and power and light.

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

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.