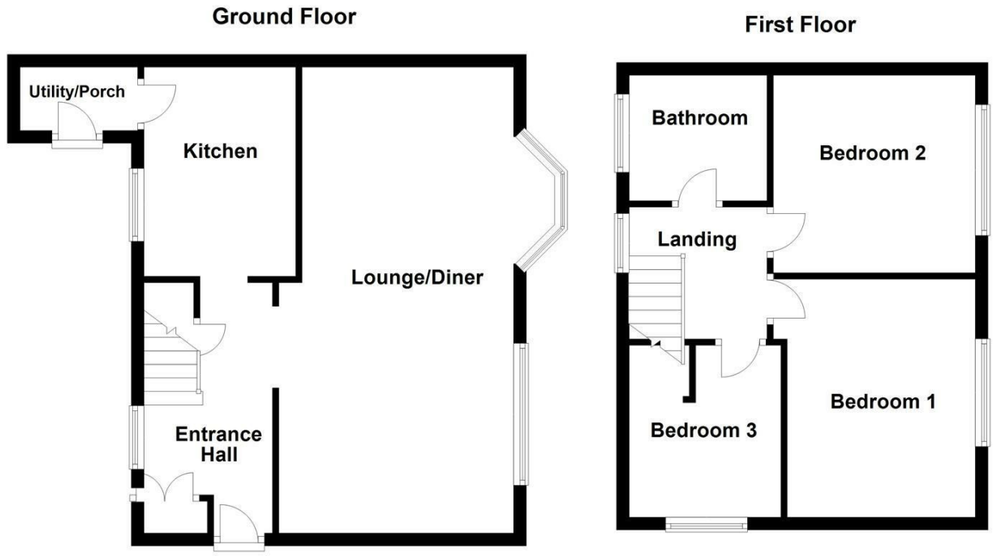
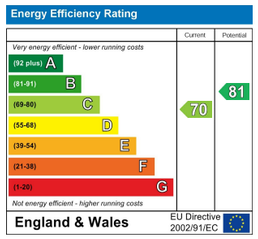



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

# 38 Walnut Lane, Dewsbury, WF12 8NJ

## For Sale Freehold £190,000

Situated between Dewsbury and Ossett on Walnut Lane is this deceptively spacious three bedroom semi detached property. Occupying a generous plot with both front and rear gardens, and ample reception space, this superb home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with access to the first floor staircase, understairs storage, and doors and openings leading through to the lounge diner and kitchen, with the kitchen providing access to the utility room and rear garden beyond. To the first floor landing there is loft access and doors leading to bedroom one, bedroom two, bedroom three, and the house bathroom, with bedrooms two and three both benefiting from additional storage cupboards. Externally, the front of the property features a generous lawned garden with planted borders incorporating a variety of mature shrubs and flowers throughout. A paved pathway leads to the side of the property, providing access to the rear garden, while a timber built shed offers useful storage. The garden is fully enclosed by wall and timber fencing with gated access. To the rear, the landscaped garden is mainly laid to lawn with planted borders and a decked patio seating area, ideal for outdoor dining and entertaining. A timber canopy creates an excellent indoor outdoor living space, while several brick-built outbuildings and a summer house provide further storage and versatility. The rear garden is fully enclosed by fencing, making it ideal for both pets and children.

The property is ideally located within walking distance of local shops and schools, with a wider range of amenities available in neighbouring Dewsbury and Ossett. Excellent transport links are available via nearby bus routes, while train stations in Dewsbury and Wakefield provide convenient access to Leeds, Manchester, London, and beyond. The M1 and M62 motorway networks are also only a short drive away, ideal for commuters travelling further afield.

This property would make a fantastic purchase for a range of buyers, including first-time buyers, growing families, and professional couples alike. Early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
13'1" x 6'3" (max) x 3'2" (min) (4.0m x 1.92m (max) x 0.98m (min))
The entrance hall benefits from a side entrance door with frosted glazed panel, a UPVC double glazed window to the rear elevation, central heating radiator, stairs leading to the first floor landing with understairs storage, and openings through to both the lounge diner and kitchen.

### LOUNGE/DINER
12'9" x 24'3" (max) x 4'11" (min) (3.90m x 7.41m (max) x 1.50m (min))
The spacious lounge diner features two UPVC double glazed windows to the front elevation, one of which is a bay window, two central heating radiators, and a multi-fuel burning stove set within a stone hearth with exposed brick surround and wooden mantle.

### KITCHEN
10'7" x 9'0" (max) x 6'11" (min) (3.23m x 2.75m (max) x 2.12m (min))
The kitchen benefits from an opening through to the utility/porch, a UPVC double glazed window to the rear elevation, spotlighting to the ceiling, central heating radiator, and a range of modern wall and base units with laminate work surfaces over. Further features include a stainless steel sink and drainer with mixer tap, tiled splashback, five ring gas hob with extractor hood above, integrated double oven, integrated fridge freezer, and space and plumbing for a dishwasher.

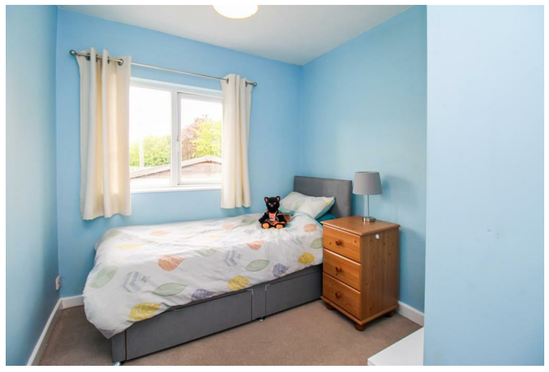
### UTILITY/PORCH
3'0" x 6'11" (0.92m x 2.13m)
The utility/porch has a frosted UPVC double glazed rear entrance door and provides space and plumbing for both a washing machine and tumble dryer.

### FIRST FLOOR LANDING
To the first floor landing there is loft access, a UPVC double glazed window to the rear elevation, and doors leading to three bedrooms, and the house bathroom.

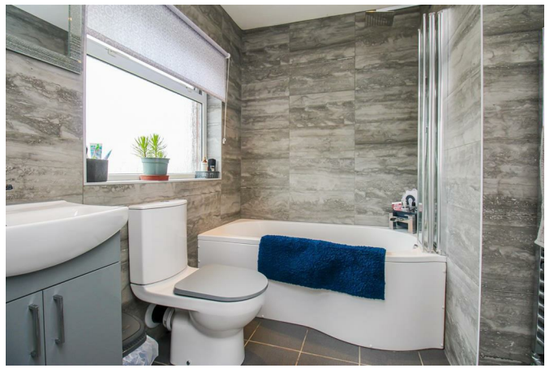
### BEDROOM ONE
12'11" x 12'3" (max) x 10'6" (min) (3.96m x 3.75m (max) x 3.21m (min))
Bedroom one benefits from two UPVC double glazed windows, one to the front elevation and one to the side, along with a central heating radiator.

### BEDROOM TWO
10'11" x 12'3" (max) x 10'10" (min) (3.35m x 3.75m (max) x 3.32m (min))
Bedroom two features a UPVC double glazed window to the front elevation, central heating radiator, and fitted storage cupboard.

### BEDROOM THREE
7'11" x 9'11" (max) x 6'11" (min) (2.42m x 3.03m (max) x 2.13m (min))
Bedroom three benefits from a UPVC double glazed window to the side elevation, central heating radiator, and fitted storage above the bulkhead.



### BATHROOM
7'3" x 6'2" (max) x 5'3" (min) (2.22m x 1.88m (max) x 1.62m (min))
The house bathroom features a frosted UPVC double glazed window to the rear elevation, chrome ladder style central heating radiator, spotlighting to the ceiling, extractor fan, low flush WC, and ceramic wash basin built into a vanity storage unit with mixer tap. There is also a P shaped panelled bath with mixer tap, mains-fed overhead shower, additional shower attachment, glass shower screen, and full tiling throughout.



### OUTSIDE
Externally, to the front of the property is a generous lawned garden with planted and pebbled borders incorporating a variety of mature flowers throughout, along with a timber built shed providing useful storage. A paved pathway leads from the front to the side of the property, providing access to the rear garden. The garden itself is fully enclosed by timber fencing with a timber gate providing access. To the rear, the garden incorporates a lawned area and decked patio seating area, ideal for outdoor dining and entertaining, with a timber canopy overhead. The garden also benefits from a timber built summer house and several brick built outbuildings, ideal for storage. Fully enclosed by walls and timber fencing, the rear garden is ideal for both pets and children.

### SUMMER HOUSE
13'1" x 9'5" (max) x 5'4" (min) (4.0m x 2.88m (max) x 1.65m (min))
The summer house is of timber and brick construction and benefits from both power and lighting.

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

### 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.

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

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.