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## 8 Staincliffe Road, Dewsbury, WF13 4EJ

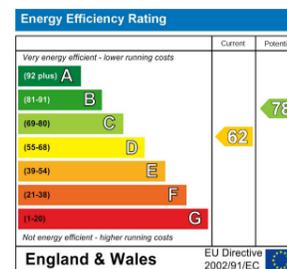
### For Sale Freehold Offers Over £350,000

Situated on a generous sized plot is this deceptively spacious and well appointed three bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, spacious lounge, modern fitted kitchen/diner, bedroom three/office and modern bathroom/w.c. Stairs to the first floor lead to two double bedrooms with built in wardrobe space, separate w.c. and store room. Outside, well attended and attractive lawned gardens to the front and rear with driveway to the side including turning space providing ample off street parking leading to the detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Simply a fantastic home, ideal for the small family or those looking to downsize and an early viewing comes highly recommended.



#### 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.

#### 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



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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door with frosted side panel, radiator, stairs to the first floor landing, dado rail and doors to kitchen/diner, lounge, bathroom, bedroom/office.

### LOUNGE

11'11" x 19'8" [3.65m x 6.0m]

Electric fire with feature full marble fire surround, radiator, coving to the ceiling, UPVC double glazed windows to the front and rear. Double doors into the kitchen/diner.



### BEDROOM THREE/OFFICE

8'7" x 10'4" [2.62m x 3.15m]

UPVC double glazed window to the front and radiator.

### BATHROOM/W.C.

10'3" x 5'10" [3.14m x 1.79m]

Concealed low flush w.c., panelled bath, wash basin with vanity units, shower cubicle with mixer shower, recess ceiling spotlights and part tiled walls. UPVC double glazed window to the side and heated chrome towel radiator.



### KITCHEN/DINER

10'8" x 10'11" [3.26m x 3.35m]

Range of modern fitted wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated double oven and grill, integrated fridge/freezer. Drawers down the base units, tiled splash backs, radiator, LED ceiling spotlights, wood effect flooring, UPVC double glazed window and double glazed sliding patio doors to the rear. UPVC door to the side. The boiler is housed in here.



### FIRST FLOOR LANDING

Doors to the store room, two double bedrooms and separate w.c. Radiator and loft access.

### W.C.

Concealed low flush w.c., wash basin with vanity cupboards, door into the eaves for storage and recess ceiling spotlights.

### BEDROOM ONE

11'11" x 14'11" up to wardrobes space [3.65m x 4.55m up to wardrobes space]

Built in wardrobe space with sliding doors to one side, radiator, UPVC double glazed window to the front and spotlights to the ceiling.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"There are beautiful views over the Pennines, the train station is nearby with links to Huddersfield, Leeds and Manchester, also Crow Nest Park is very close by along with the hospital, which is a ten minute walk away. There is 5G internet connection and CityFibre broadband. Last but not least the kitchen is perfect for entertaining."

### BEDROOM TWO

14'11" x 10'5" up to wardrobe space [4.57m x 3.18m up to wardrobe space]

Built in wardrobes with sliding doors to one side of the wall, UPVC double glazed window to the front, radiator and dado rail.



### OUTSIDE

To the front is a tarmac driveway incorporating turning area providing ample off street parking and leading to the detached garage with up and over door. There is also an attractive lawned garden to the front with plants, trees and shrubs bordering. To the rear is an attractive lawned garden incorporating patio area.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.