Richard Kendall Estate Agent

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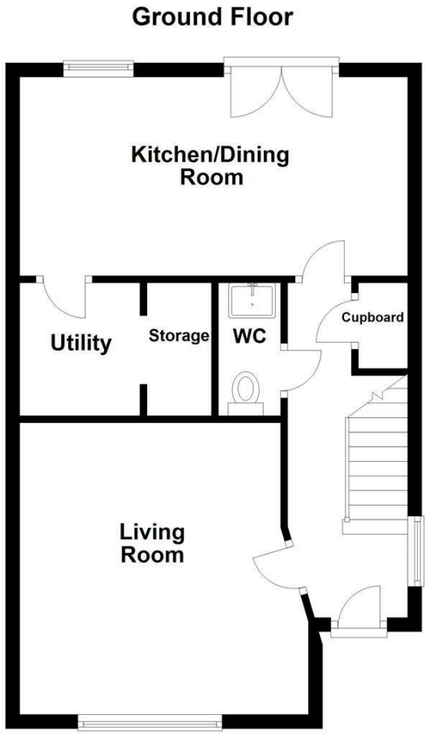
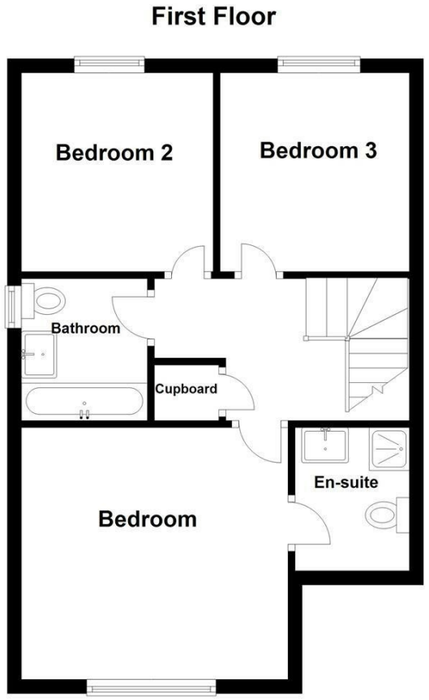
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





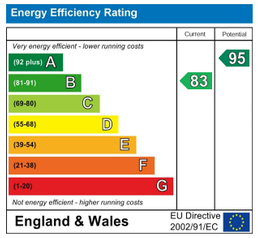
62 Woodpecker Road, Calder Grange, Dewsbury, WF12 7DP

For Sale Freehold £269,500

Offered for sale is this immaculately presented three bedroom detached property which offers a perfect blend of modern and classic charm.

The property briefly compromises, entrance hall with downstairs WC, living room, kitchen diner with separate utility and downstairs storage space. To the second floor there are three double bedrooms a house bath and the main bedroom with en suite shower facilities.

Situated in a desirable neighbourhood, this property is ideal for families seeking space, convenience, and style. Located in a sought-after area of Dewsbury, you'll enjoy easy access to local amenities, schools, parks, and transport links, ensuring a lifestyle of convenience and connectivity.



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
4'3" x 13'0" (1.31m x 3.97m)
Wood style flooring, doors leading to the living room, downstairs w.c., storage cupboard and kitchen/diner. Stairs to the first floor landing, central heating radiator and UPVC double glazed window to the side.

LIVING ROOM
12'1" x 9'6" (3.70m x 2.91m)
Central heating radiator, UPVC double glazed window to the front aspect and panelled wall to one side.

W.C.
5'4" x 3'3" (1.63m x 1.00m)
Low flush w.c., central heating radiator and pedestal wash basin with tiled splash back.

KITCHEN
9'3" x 17'10" (2.82m x 5.45m)
Modern fitted wall and base shaker style units with laminate work surface over and tiled splash back. Four ring gas hob with extractor fan, freestanding fridge/freezer, ceramic sink with chrome mixer tap, integrated dishwasher and French doors leading to the rear garden. Central heating radiator and UPVC double glazed window to the rear. Door leading to the utility room and storage cupboard.,

FIRST FLOOR LANDING
Doors providing access to three bedrooms, the house bathroom and storage cupboard.

BEDROOM TWO
9'3" x 9'5" (2.82m x 2.89m)
Central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM THREE
9'5" x 8'6" (2.88m x 2.60m)
Central heating radiator and UPVC double glazed window to the rear aspect.

BATHROOM/W.C.
6'10" x 5'6" (2.1m x 1.68m)
Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. Central heating radiator, UPVC double glazed frosted window to the side aspect.

BEDROOM ONE
7'4" x 12'10" (2.24m x 3.92m)
UPVC double glazed window to the front aspect, central heating radiator and panelled wall. Door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'10" x 5'10" (1.78m x 1.78m)
Modern fitted white three piece suite comprising standing shower, low flush w.c. and pedestal wash basin. Central heating radiator and UPVC double glazed frosted window to the front aspect.

OUTSIDE
To the front of the property is a lawned garden. To the rear of the property there is a tiered garden with a paved patio seating area outside the French doors from the kitchen, lawned area to the middle and towards the rear is a second paved patio seating area with summerhouse, surrounded by brick walls and timber fencing.

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.