WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

20 Rumble Road, Dewsbury, WF12 7LR

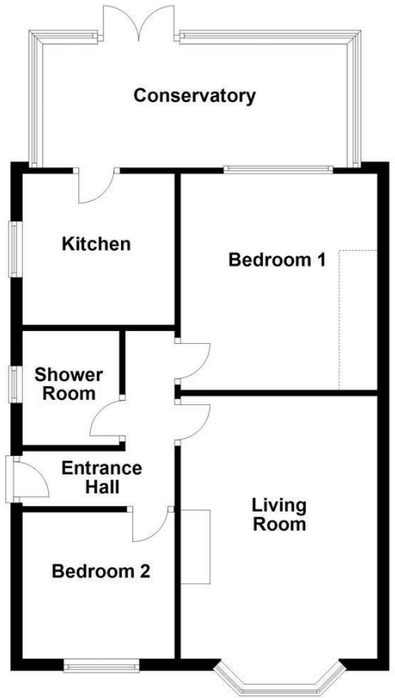
For Sale Freehold £225,000

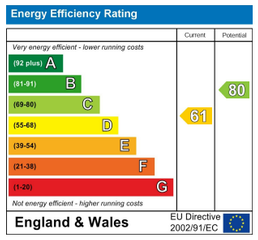
Situated in Dewsbury with well proportioned accommodation throughout is this two bedroom semi detached bungalow benefitting from a loft room, ample off road parking and front and rear gardens.

The property briefly comprises of entrance hall, two bedrooms, living room, kitchen, conservatory and shower room/w.c. Outside to the front the property is accessed via iron gates and the garden is laid to lawn with a tarmacadam driveway leading down the side of the property providing off road parking for several vehicles leading to the single detached garage. The rear garden is laid to lawn incorporating a concrete patio area, perfect for outdoor dining and entertaining, with a water feature, pond and greenhouse, enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as Dewsbury town centre. Dewsbury train station is approximately a 10 -15 minute walk away and M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised.





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
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
Loft access, central heating radiator and doors leading to two bedrooms, living room, kitchen and shower room.

LIVING ROOM
14'7" x 10'11" (4.46m x 3.34m)
Coving to the ceiling, UPVC double glazed bay window to the front, central heating radiator and gas fire with stone hearth, surround and mantle.

KITCHEN
8'4" x 8'5" (2.55m x 2.58m)
UPVC double glazed window to the side, door leading through to the conservatory and central heating radiator. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob, space and plumbing for a washing machine and integrated fridge.

CONSERVATORY
17'0" x 6'10" (5.2m x 2.1m)
Surrounded by UPVC double glazed windows, electric wall mounted heater and a set of UPVC double glazed French doors leading to the rear garden.

BEDROOM ONE
12'0" x 10'11" (3.68m x 3.33m)
UPVC double glazed window to the conservatory, central heating radiator and fitted wardrobes with sliding doors.

BEDROOM TWO
8'6" x 8'2" (2.61m x 2.49m)
UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM/W.C.
5'4" x 6'0" (1.64m x 1.85m)
UPVC double glazed frosted window to the side, extractor fan, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Chrome ladder style radiator and fully tiled walls.

OUTSIDE
To the front of the property the garden is laid to lawn with planted features, walls to the front and timber fencing to the side with an iron gate. A tarmacadam driveway runs down the side of the property providing off road parking for several vehicles leading to the single detached garage with manual up and over door. The rear garden is laid to lawn incorporating a pond, greenhouse and concrete patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.