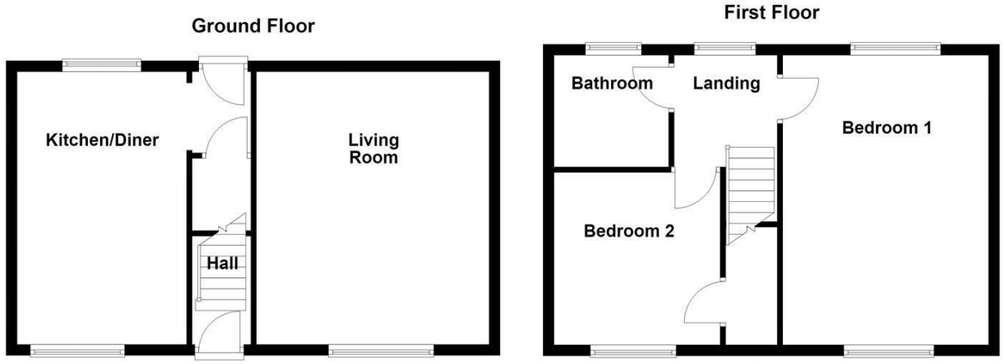
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





6 Chickenley Lane, Dewsbury, WF12 8QD

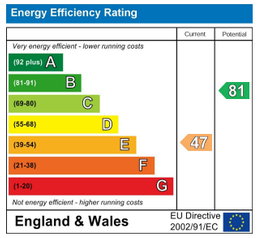
For Sale Freehold Offers In The Region Of £230,000

Situated ideally between Dewsbury and Ossett is this superbly presented and modernised two bedroom detached property, offering stylish and well proportioned accommodation throughout. Benefitting from two double bedrooms, driveway parking, low maintenance gardens and a useful storage cellar, the property is ready to move straight into.

The accommodation briefly comprises a welcoming entrance hall, spacious living room and a modern kitchen diner, together with access to a useful storage cellar. To the first floor are two well proportioned double bedrooms and a contemporary family bathroom. Externally, the property enjoys low maintenance gardens to both the front and rear, together with driveway parking.

Conveniently positioned for a range of local shops, amenities and schools, the property is also well placed for access to both Dewsbury and Ossett. Excellent links to the motorway network make it particularly suitable for commuters travelling further afield.

Modernised to a high standard and presented in ready to move into condition, an early viewing is highly recommended to fully appreciate all that this attractive home has to 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
Composite front entrance door leading into the main hallway. Access to the lounge and kitchen, with staircase providing access to the first floor landing.

LOUNGE
16'11" x 14'1" (5.17m x 4.31m)
UPVC double glazed window overlooking the front elevation, two central heating radiators, wood effect laminate flooring, feature fireplace with wooden surround and coving to the ceiling.



KITCHEN
16'11" x 9'11" (5.16m x 3.03m)
Fitted with a modern range of wall and base units providing ample storage, together with a central island incorporating an induction hob. Integrated oven, space for a freezer, integrated space for a beer and wine cooler, sink and drainer unit with mixer tap, spotlights to the ceiling, central heating radiator and tiled flooring. UPVC double glazed windows overlooking the front and rear elevations. Door providing access to the rear hallway.



REAR HALLWAY
Providing access down to the storage cellar and a door leading out to the rear yard.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation and doors providing access to two bedrooms and the family bathroom.

BEDROOM ONE
17'4" x 12'5" (5.30m x 3.79m)
UPVC double glazed windows overlooking the front and rear elevations, central heating radiator and carpeted flooring.



BEDROOM TWO
10'4" x 10'0" (3.17m x 3.06m)
UPVC double glazed window overlooking the front elevation, central heating radiator, carpeted flooring, skirting boards, spotlights to the ceiling and useful built-in storage cupboard over the stairs.



BATHROOM/W.C.
6'11" x 6'9" (2.11m x 2.06m)
Fitted with a modern three piece suite comprising panelled bath with wall mounted shower over and glazed shower screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style radiator and fully tiled walls. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a low maintenance artificial lawned garden with paved seating area and pergola, together with established shrubs and planting. Gated access opens onto a driveway providing off road parking for one to two vehicles. To the rear is a low maintenance paved yard with patio seating area and space for a storage shed.



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.

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.