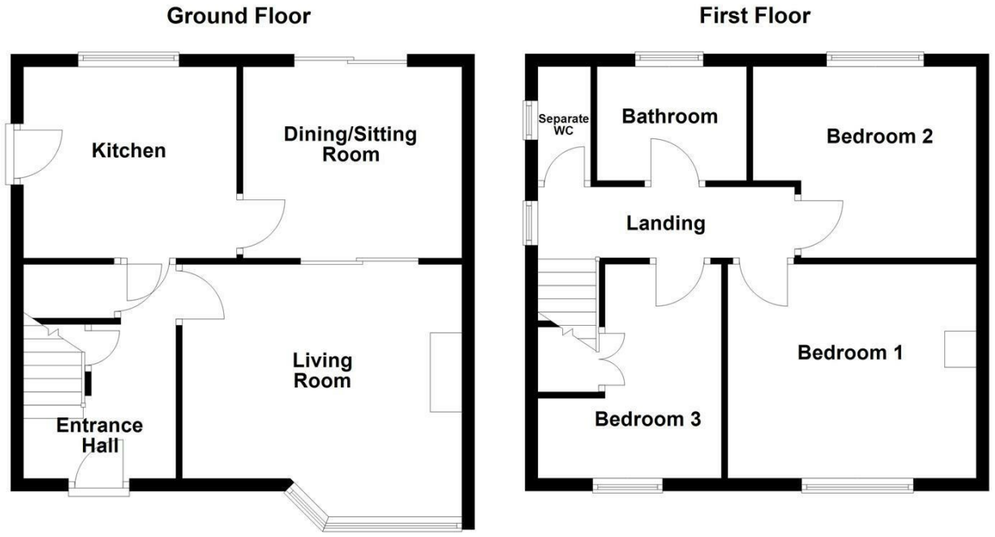
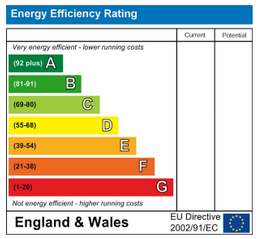


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Pennine Road, Dewsbury, WF12 7AW

For Sale Freehold £239,950

Situated in Dewsbury and offering excellent potential, this three bedroom semi detached home with and presents a fantastic opportunity for a range of buyers with potential to extend further, subject to consent. Deceptively spacious from the front, the property offers well proportioned accommodation throughout and occupies a generous corner style plot.

The accommodation briefly comprises an entrance hall with staircase to the first floor, understairs storage and access to both the living room and kitchen. The living room and kitchen lead through to a separate dining/sitting room, which in turn provides access to the side and rear. To the first floor, the landing provides loft access and leads to three good sized bedrooms, along with a house bathroom and separate WC. Externally, the property benefits from a lawned front garden with planted borders and a tarmac driveway providing off road parking, which extends down the side of the property. The rear garden is generous in size and mainly laid to lawn with planted features, along with a paved patio area ideal for outdoor dining and entertaining. There is also space for sheds or greenhouses, and the garden is fully enclosed by fencing, making it suitable for both pets and children.

Dewsbury is a convenient location for a wide range of buyers, with local shops, schools and amenities within walking distance, particularly within the town centre. Nearby Ossett also offers additional facilities. The area is well served by local bus routes and Dewsbury train station provides links to major cities. The M1 and M62 motorway networks are also easily accessible for those commuting further afield.

Only a full internal inspection will fully appreciate the potential this property has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
11'0" x 7'10" (max) x 3'1" (min) (3.37m x 2.41m (max) x 0.96m (min))
Frosted UPVC double glazed entrance door leading in, central heating radiator, staircase to the first floor with two understairs storage cupboards and doors leading to the living room and kitchen.

LIVING ROOM
14'7" x 13'1" (max) x 3'3" (min) (4.45m x 4.00m (max) x 1.00m (min))
Coving to the ceiling, central heating radiator, gas fireplace with stone and tiled surround with wooden mantel, UPVC double glazed window to the front and sliding doors leading into the dining sitting room.

KITCHEN
9'10" x 11'0" (3.02m x 3.36m)
UPVC double glazed window to the rear, frosted UPVC door to the side, door through to the dining sitting room, coving to the ceiling and fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated double oven, four ring gas hob with extractor above, and space and plumbing for a washing machine, tumble dryer and fridge freezer.

DINING SITTING ROOM
9'5" x 11'4" (2.88m x 3.46m)
UPVC double glazed sliding doors to the rear garden, central heating radiator, coving to the ceiling and sliding doors through to the living room.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, wall mounted heater and doors to three bedrooms, bathroom and separate W.C.

BEDROOM ONE
11'0" x 11'4" (3.36m x 3.47m)
Fitted wardrobes and UPVC double glazed window to the front.

BEDROOM TWO
10'0" x 11'4" (max) x 9'1" (min) (3.05m x 3.47m (max) x 2.77m (min))
Range of fitted wardrobes and storage units with UPVC double glazed window to the rear.

BEDROOM THREE
11'0" x 9'7" (max) x 6'2" (min) (3.37m x 2.93m (max) x 1.90m (min))
UPVC double glazed window to the front, fitted wardrobe and additional storage to the bulkhead.

BATHROOM
5'11" x 7'9" (1.82m x 2.37m)
Frosted UPVC double glazed window to the rear, fitted storage units housing the Viessmann vitodens 050W boiler, wash basin set within vanity unit with mixer tap and panel bath with electric shower and glass screen, with partial tiling.

W.C.
5'11" x 3'0" (1.82m x 0.92m)
Frosted UPVC double glazed window to the side, low flush W.C. and half tiled walls.

OUTSIDE
To the front, a lawned garden with mature shrubs and planted borders, along with a tarmac driveway providing off road parking and access through double gates to the rear. The rear garden is mainly laid to lawn with mature shrubs and flowers, incorporating a paved patio area ideal for outdoor seating, along with several timber sheds and a greenhouse, all enclosed by walls, hedging and fencing.

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

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.