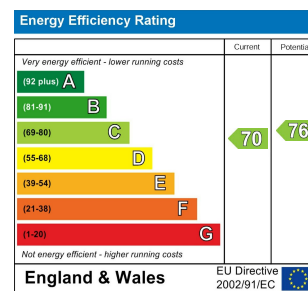
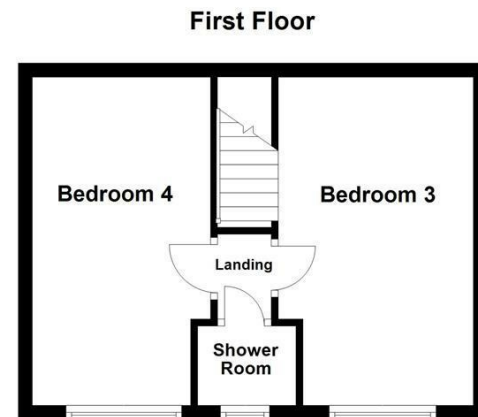
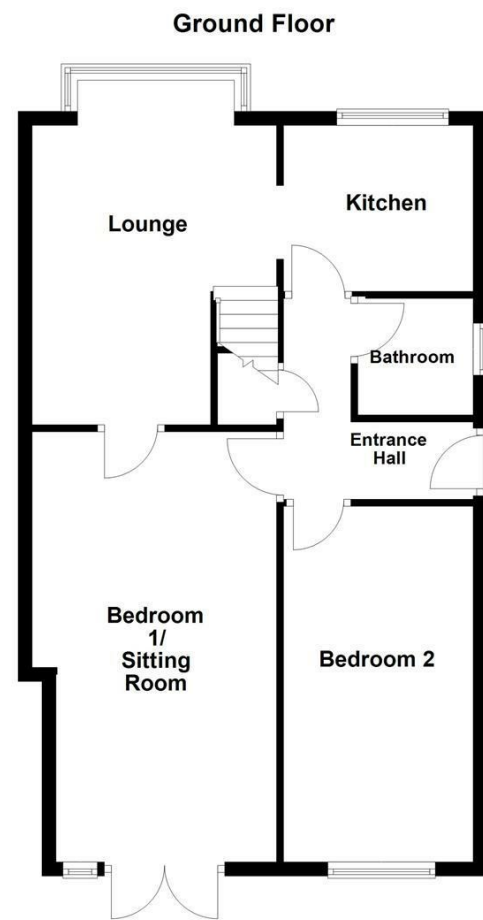




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**

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.



**49 Ullswater Avenue, Dewsbury, WF12 7PL**

**For Sale Freehold £320,000**

Superbly appointed throughout and having undergone a comprehensive renovation programme, this impressive four bedroom semi detached bungalow has been extensively upgraded to a high standard, including a new fitted kitchen, new bathrooms, newly installed electrics, a new boiler, new heating system, new windows, a new roof and a new garage. The property has also been fully refurbished internally with replastering, replacement internal doors, updated lighting, new skirting boards and redecoration throughout, creating a home that is ready to move straight into.

The accommodation briefly comprises an entrance hall leading to a modern fitted kitchen and a spacious lounge. There is a versatile ground floor layout including a large principal bedroom or additional reception room, a second bedroom and a contemporary house bathroom. To the first floor, the landing provides access to two further well proportioned bedrooms and a separate modern shower room. Externally, the property enjoys block paved gardens to the front, along with a block paved driveway to the side providing ample off road parking and leading to a detached garage. There is also an attractive raised block paved garden area to the rear.

The property is well placed for local amenities including shops and schools, with regular bus routes nearby and convenient access to the motorway network.

Offered for sale with no onward chain and vacant possession, this property would suit a wide range of buyers including professional couples, families or those looking to downsize. An early viewing is highly recommended.



#### ACCOMMODATION

##### ENTRANCE HALL

Side entrance door leading into the entrance hall with radiator, tiled floor and doors leading to two bedrooms, understairs storage, bathroom and kitchen.

##### KITCHEN

9'1" x 9'7" [2.79m x 2.93m]

Recently fitted contemporary kitchen with a range of wall and base units with work surface over, incorporating stainless steel sink and drainer, four ring gas hob, integrated oven and grill, perspex splashback and extractor hood above. Part tiled walls, tiled floor, plumbing for a washing machine and space for a fridge freezer. Boiler housed within the kitchen, spotlights to the ceiling and UPVC double glazed window to the front.

##### LOUNGE

11'6" [max] x 8'3" [min] x 16'3" [max] x 2'53m [min] x 4.97m

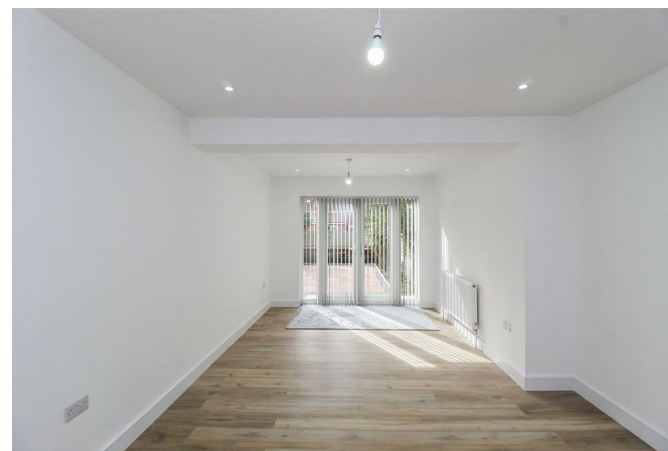
Stairs to the first floor landing, UPVC double glazed walk-in bay window to the front, inset spotlights, radiator and newly fitted wood effect flooring. Door leading through to the sitting room/bedroom.



##### BEDROOM ONE/SITTING ROOM

20'9" x 11'6" [max] x 10'1" [min] [6.33m x 3.51m [max] x 3.08m [min]]

Fitted wood effect flooring, radiator, spotlights, two UPVC double glazed French doors with side panels and door back through to the entrance hall.



##### BATHROOM/W.C.

5'9" x 5'3" [1.76m x 1.62m]

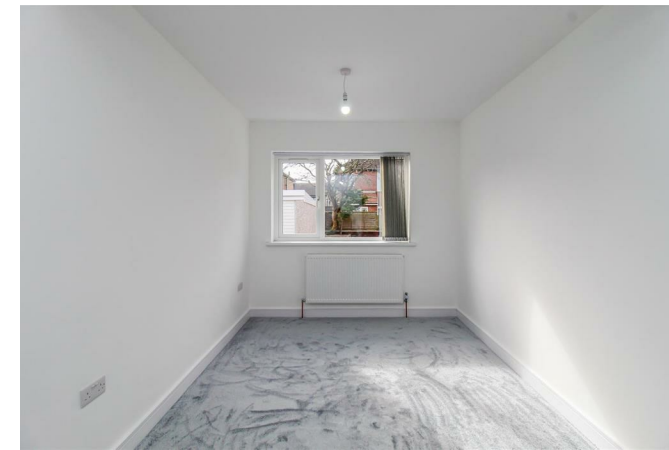
Fitted with a modern suite comprising low flush W.C., wash basin set within vanity unit, panelled bath with mixer tap and shower attachment. Fully tiled walls and floor, chrome heated towel radiator, inset spotlights and frosted UPVC double glazed window to the side.



##### BEDROOM TWO

14'9" x 8'7" [4.50m x 2.63m]

UPVC double glazed window to the rear and radiator.



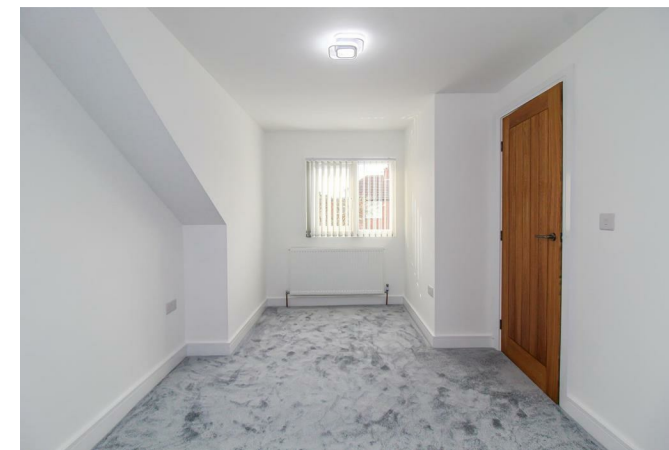
##### FIRST FLOOR LANDING

Inset spotlights and doors leading to two further bedrooms and the shower room.

##### BEDROOM THREE

8'10" [max] x 5'10" [min] x 15'10" [2.70m [max] x 1.80m [min] x 4.85m]

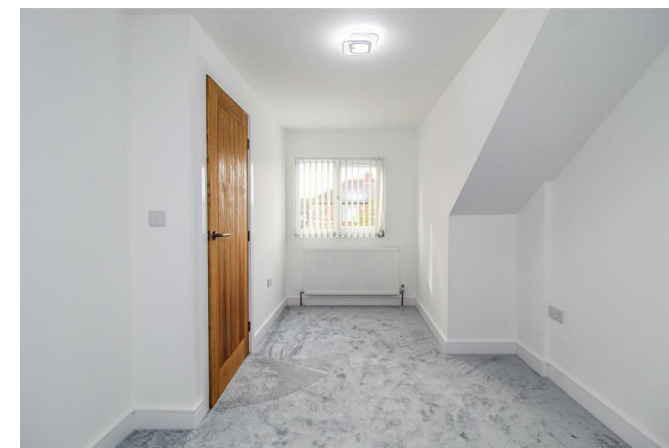
UPVC double glazed window to the rear, radiator and double doors providing access to eaves storage.



##### BEDROOM FOUR

8'7" [max] x 5'6" [min] x 15'8" [2.62m [max] x 1.68m [min] x 4.78m]

UPVC double glazed window to the rear, radiator and built-in storage with access to eaves.



##### SHOWER ROOM/W.C.

5'6" x 3'10" [1.70m x 1.19m]

Fitted with a suite comprising low flush W.C., wash basin and shower cubicle with mains fed shower and additional attachment. Fully tiled walls and floor, chrome heated towel radiator, inset spotlights and frosted UPVC double glazed window to the rear.



##### OUTSIDE

To the front, a newly laid block paved garden provides ample off road parking, with a driveway running down the side. To the rear, there is a further block paved garden. The driveway continues to a detached concrete sectional garage with up and over door.



##### 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.