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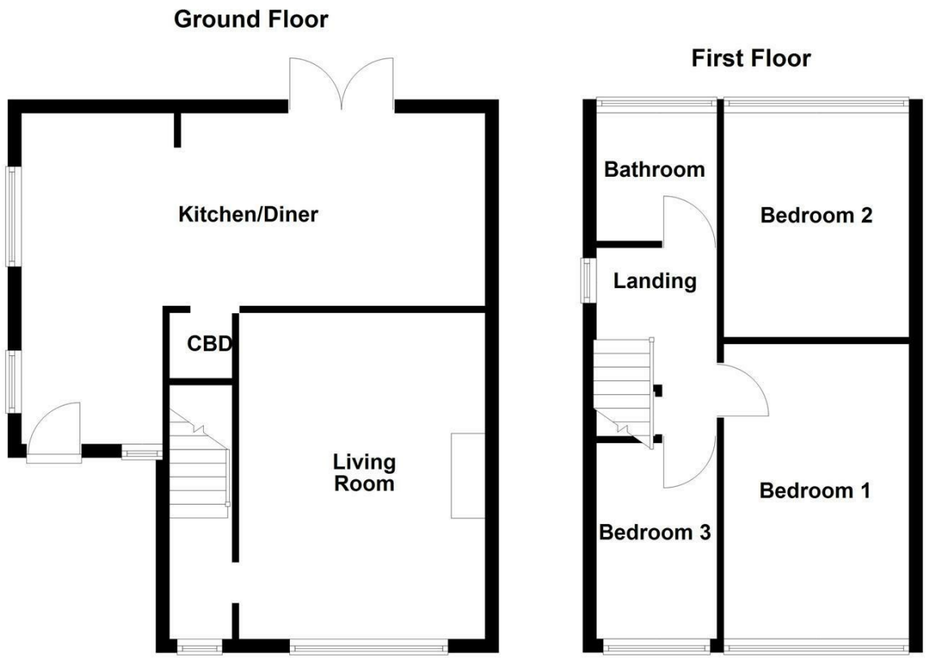
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



32 Co-operative Street, Dewsbury, WF12 8QA

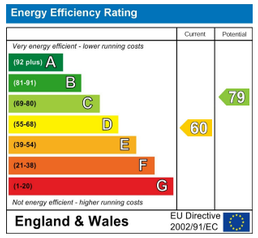
For Sale Freehold £200,000

An excellent opportunity to purchase this well presented three bedroom end terraced home benefitting from spacious accommodation, driveway with an attached garage. This property offers the ideal blend of modern living with low maintenance outdoor space.

The ground floor briefly comprises of an open plan kitchen/diner fitted with a range of integrated appliances, breakfast bar and French doors opening onto the rear garden. A feature fireplace enhances the generous living room, while a useful under stairs storage cupboard and an inner hallway complete this level. To the first floor, the landing provides access to three good sized bedrooms served by a modern three piece house bathroom. Externally, the property boasts an attractive lawned front garden with a concrete driveway providing ample off road parking, leading to the attached garage with access through to the rear. The enclosed rear garden features an elevated patio, ideal for alfresco dining, steps down to a low maintenance pathway, and an artificial lawn, all fully enclosed by solid stone walls with outdoor lighting.

Positioned within easy reach of local amenities and schools, the property is well placed for convenient transport links, with regular bus routes to Wakefield city centre and surrounding towns. The M1 and M62 motorway networks are also within a short distance, ideal for those needing to commute further afield.

A fantastic opportunity to secure a quality home and an early viewing is strongly recommended.



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

KITCHEN/DINER
16'1" (min) x 9'5" (max) x 22'11" (4.91m (min) x 2.88m (max) x 7.01m)
Composite front entrance door. A range of wall and base shaker style units with laminate work surfaces over, 1.5 stainless steel sink and drainer with mixer tap, integrated oven and grill, plumbing for a washing machine, Space for a large fridge/freezer, laminate flooring, breakfast bar, two UPVC double-glazed windows to the side aspect, and a frosted UPVC double glazed window to the front aspect. Loft access, an opening to under stairs storage cupboard, a set of UPVC double glazed French doors lead to the rear garden, two central heating radiators and an archway into the living room.

LIVING ROOM
15'10" x 11'10" (4.83m x 3.62m)
UPVC double glazed window to the front aspect, coving to the ceiling, laminate flooring, central heating radiator and an opening into the inner hallway.

INNER HALLWAY
Circular timber single glazed window to the front aspect, central heating radiator and staircase leading up to the first floor landing.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side elevation and doors to three bedrooms and the house bathroom. An opening to storage cupboard with fixed shelving.

BEDROOM ONE
9'0" x 14'3" (2.75m x 4.36m)
Central heating radiator and UPVC double-glazed window to the front elevation.

BEDROOM TWO
9'0" x 11'1" (2.75m x 3.38m)
Central heating radiator and UPVC double-glazed window with stunning valley views to the rear.

BEDROOM THREE
9'4" x 5'10" (2.87m x 1.78m)
UPVC double glazed window to the front aspect and central heating radiator.

BATHROOM/W.C.
6'5" x 5'9" (1.97m x 1.76)
Three piece suite comprising panel bath with taps and mixer shower over, low flush w.c. and wash basin with mixer tap. Central heating radiator, fully tiled walls, fully tiled floor and frosted UPVC double glazed window to the rear elevation.

OUTSIDE
To the front is an attractive lawn with concrete driveway providing off road parking leading to the garage. To the rear is an elevated concrete patio, perfect for al fresco dining with steps leading down to a concrete pathway and resurfaced lower garden, fully enclosed by solid stone walls.

GARAGE
17'1" x 11'6" (5.23m x 3.52m)
1.5 tandem garage with UPVC double glazed window to the rear aspect and UPVC double glazed door to the rear garden. Power, light and water point connection within.

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

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.