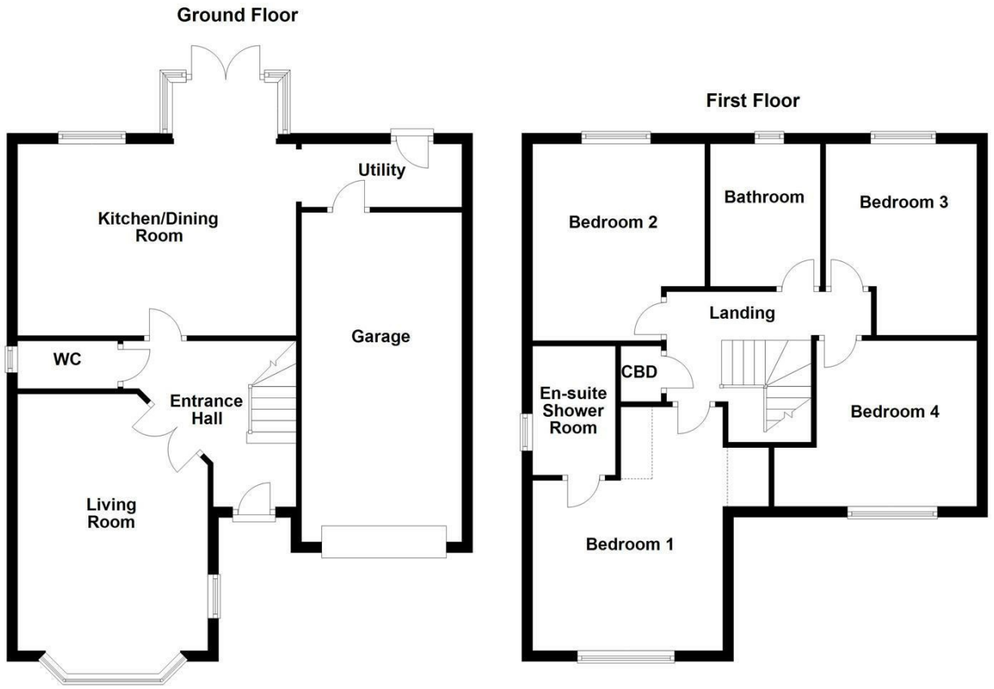
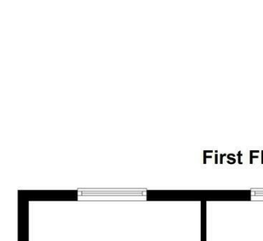


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

39 Rosewood Drive, Dewsbury, WF12 7SX

For Sale Freehold £385,000

Proudly standing on a corner spot in this sought after modern development is this four bedroom detached home, superbly presented throughout and benefitting from modern fitted kitchen and bathrooms as well as a good sized rear garden ideal for pets and children, this property is certainly not one to be missed.

The property comprises an entrance hall with access to the first floor landing, living room, downstairs W.C., and kitchen dining room. The kitchen dining room leads to the rear garden and utility room, which connects to the garage and rear garden. The garage features a manual up and over door, power, and lighting. Upstairs, the landing provides access to the loft, four double bedrooms, a house bathroom, and a storage cupboard housing the water tank. Bedroom one includes fitted wardrobes and an en suite shower room. Externally, the front has a planted garden with mature shrubs, a block paved driveway for up to three vehicles, and a single integral garage. The side features a lawn with shrubs, while the larger than average rear garden is mainly lawned with planted beds, a paved patio for outdoor dining, and is fully enclosed by timber fencing.

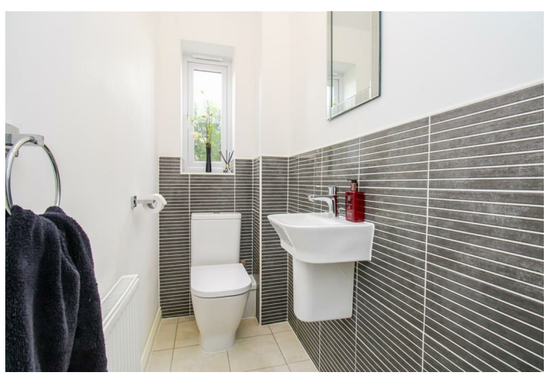
Situated between Dewsbury and Ossett we can find a wide range of facilities surrounding the property including shops and schools. Transport links are ideally located to the property with train stations in both Dewsbury and Wakefield and popular motorway networks including the M62 and M1 within close reach of the property for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this superbly presented property and so an early viewing is highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite front door with frosted glass pane to the entrance hall. Stairs providing access to the first floor landing, central heating radiator, double doors to the living room, door to the downstairs W.C., door through to the kitchen dining room.

DOWNSTAIRS W.C.
3'0" x 6'0" (0.92m x 1.83m)
Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C., wall mounted wash basin with mixer tap. Half tiled walls.



LIVING ROOM
11'8" x 17'5" (max) x 11'2" (min) (3.58m x 5.32m (max) x 3.42m (min))
Two UPVC double glazed windows, one to the side and one bay window to the front, central heating radiator.

KITCHEN DINING ROOM
17'5" x 15'8" (max) x 11'10" (min) (5.31m x 4.8m (max) x 3.62m (min))
UPVC double glazed box bay with a set of UPVC double glazed French doors to the rear garden. A further UPVC double glazed window to the rear, central heating radiator, opening through to the utility. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring gas hob with partial stainless steel splashback and stainless steel extractor hood above. Integrated oven, space for a fridge freezer, integrated dishwasher. Spotlighting to the ceiling.

UTILITY
4'1" x 9'8" (1.25m x 2.96m)
Door to garage, composite rear door with frosted glass pane to rear garden, central heating radiator. Laminate work surface over with space and plumbing for washing machine and tumble dryer below.

GARAGE
20'6" x 9'10" (6.25m x 3.0m)
Up and over door. Power and light and boiler housed in here.

FIRST FLOOR LANDING
Access to the loft, doors to four double bedrooms and the house bathroom. Central heating radiator and a storage cupboard which houses the water tank.

BEDROOM ONE
14'11" x 12'7" (max) x 4'3" (min) (4.56m x 3.85m (max) x 1.32m (min))
Two sets of fitted wardrobes, one with mirrored doors and one with sliding mirrored doors. Door to en suite shower room. Double bedroom.

EN SUITE SHOWER ROOM
5'2" x 8'2" (1.6m x 2.5m)
Extractor fan, spotlighting to the ceiling, frosted UPVC double glazed window to the side, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, a double shower cubicle with mains fed shower head attachment and glass shower screen. Half tiling.

BEDROOM TWO
12'8" x 10'5" (max) x 7'4" (min) (3.87m x 3.18m (max) x 2.25m (min))
UPVC double glazed window to the rear, central heating radiator. Double bedroom.

BEDROOM THREE
12'2" x 9'11" (max) x 6'5" (min) (3.72m x 3.04m (max) x 1.96m (min))
UPVC double glazed window to the rear, central heating radiator. Double bedroom.

BEDROOM FOUR
10'0" x 12'8" (max) x10'0" (min) (3.06m x 3.88m (max) x3.05m (min))
UPVC double glazed window to the front, central heating radiator, partial spotlighting to the ceiling. Double bedroom.

HOUSE BATHROOM
6'8" x 8'9" (2.04m x 2.67m)
Frosted UPVC double glazed window to the rear, spotlighting to the ceiling, extractor fan, chrome ladder style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap and a separate shower cubicle with mains fed showerhead attachment and glass shower screen. Half tiling.

OUTSIDE
To the front the garden is planted beds with mature shrubs throughout and a block paved driveway which provides off road parking for up to three vehicles and leads us to the front door as well as the single integral garage with manual up and over door, power and light. To the side of the property there is a further lawned area also with some mature shrubs throughout. To the rear of the property there is a good sized rear garden which is mainly laid to lawn and incorporates some further planted beds as well as a paved patio area, perfect for outdoor dining and entertaining purposes. The gardens itself is fully enclosed by walls and timber fencing making it an ideal garden for pets and children.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Four great sized double bedrooms , parking for three cars on the driveway, an internal door leading into the garage and fronting onto a quiet road."