



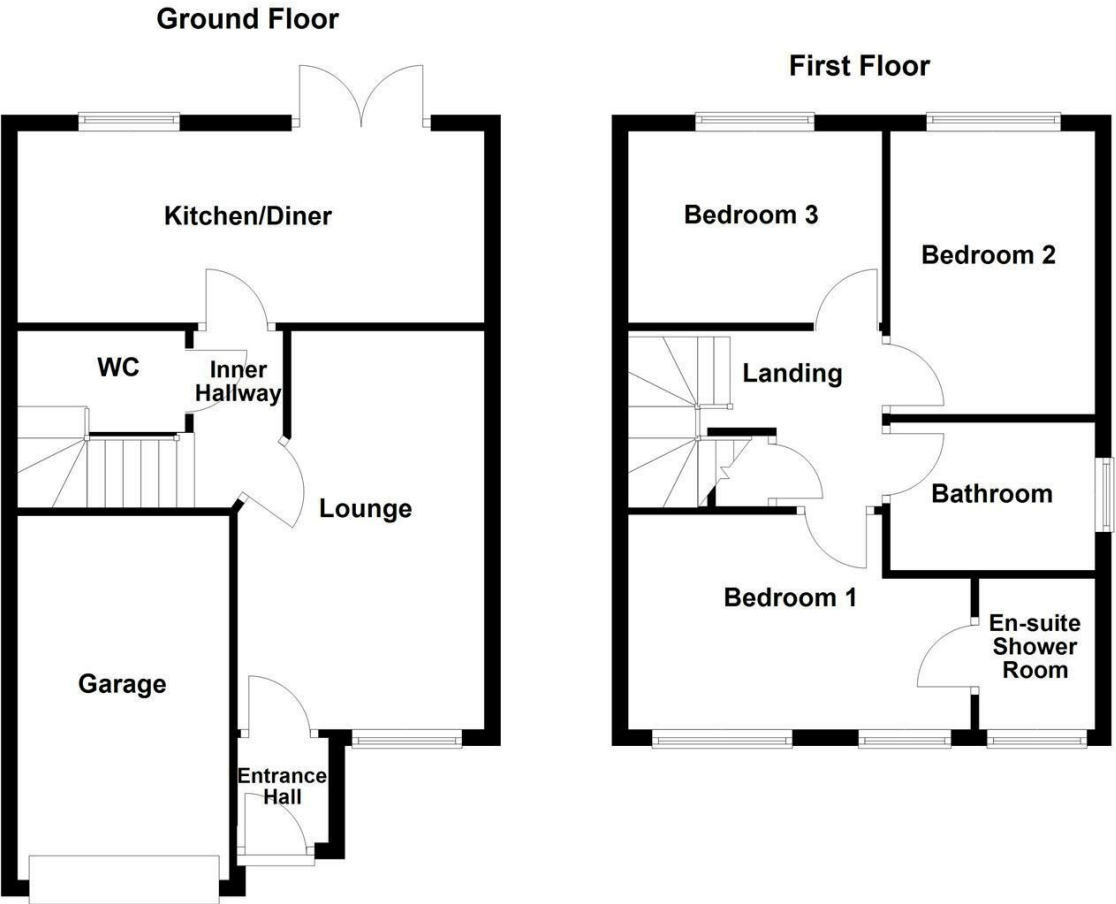
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

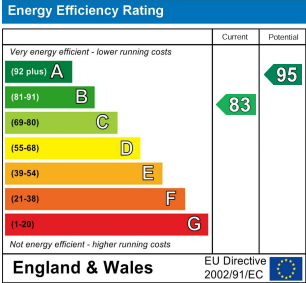


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



10 Hawk Road, Dewsbury, WF12 7AY

For Sale Freehold £250,000

Superbly appointed throughout is this deceptively spacious three bedroom semi detached home benefitting from UPVC double glazing and gas central heating throughout.

The property briefly comprises of an entrance hall, lounge, inner hallway, stairs to the first floor landing, downstairs W.C. and a modern fitted kitchen dining room with access to the rear garden to complete the ground floor of the property. Up the stairs and to the first floor landing there is access to three good sized bedroom and the modern fitted house bathroom. Bedroom one is benefitting from an en suite shower room. To the front of the property there is a tarmacadam driveway for off road parking with a paved pathway down the side of the property and to the rear where there is an attractive lawned garden with a stone paved patio area, perfect for outdoor dining and entertaining purposes and is fully enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as Dewsbury town centre. Dewsbury train station is approximately a 10 -15 minute walk away and M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised.



ACCOMMODATION

ENTRANCE HALL

Entrance door to entrance hall, central heating radiator.
Door to lounge.

LOUNGE

16'2" x 10'4" [max] x 6'11" [min] [4.94m x 3.15m [max] x 2.12m [min]]
UPVC double glazed window to the front, central heating radiator. Door to inner hallway.



INNER HALLWAY

Doors to downstairs W.C. and kitchen. Stairs to first floor landing, central heating radiator.

DOWNSTAIRS W.C.

Low flush W.C., pedestal wash basin with tiled splashback.
Central heating radiator, tiled flooring.

KITCHEN DINING ROOM

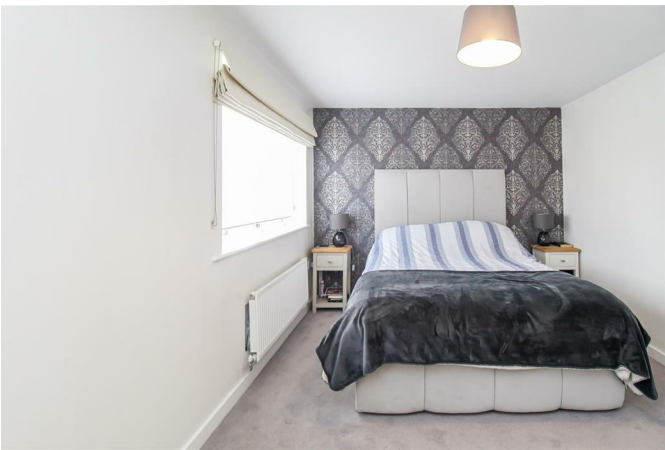
18'9" x 7'8" [5.74m x 2.35m]
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator, tiled floor. A range of modern fitted wall and base units with worksurface over, incorporating 1 1/2 stainless steel sink and drainer, drawers over base units, four ring stainless steel gas hob with cooker hood above.. Integrated washing machine, integrated fridge, integrated freezer, integrated oven and grill, integrated dishwasher.

FIRST FLOOR LANDING

Loft access. Doors to airing cupboard, three bedrooms and the modern fitted house bathroom.

BEDROOM ONE

14'3" x 9'8" [max] x 7'0" [min] [4.35m x 2.95m [max] x 2.14m [min]]
Two UPVC double glazed windows to the front, central heating radiator, door to en suite shower room.



EN SUITE SHOWER ROOM

4'4" x 7'0" [1.33m x 2.14m]
Frosted UPVC double glazed window to the front, chrome towel radiator, part tiled walls, fully tiled floor. Shower cubicle with mixer shower, low flush W.C., pedestal wash basin.

BEDROOM TWO

8'9" x 11'3" [2.67m x 3.43m]
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE

7'11" x 9'10" [2.42m x 3.0m]
UPVC double glazed window to the rear, central heating radiator.



BATHROOM

8'9" x 5'6" [2.67m x 1.70m]
Frosted UPVC double glazed window to the rear, part tiled walls, fully tiled floor, heated chrome towel radiator. Low flush W.C., pedestal wash basin, panelled bath.



OUTSIDE

To the front of the property is a tarmacadam driveway providing off street parking for two vehicles which leads to a garage. To the side of the property there is a paved pathway leading to the rear and a low maintenance garden area with plants and shrubs. To the rear of the property is an attractive lawned garden incorporating featuring Indian stone terraced patio, ideal for entertaining purposes and fully enclosed by timber 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.

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.