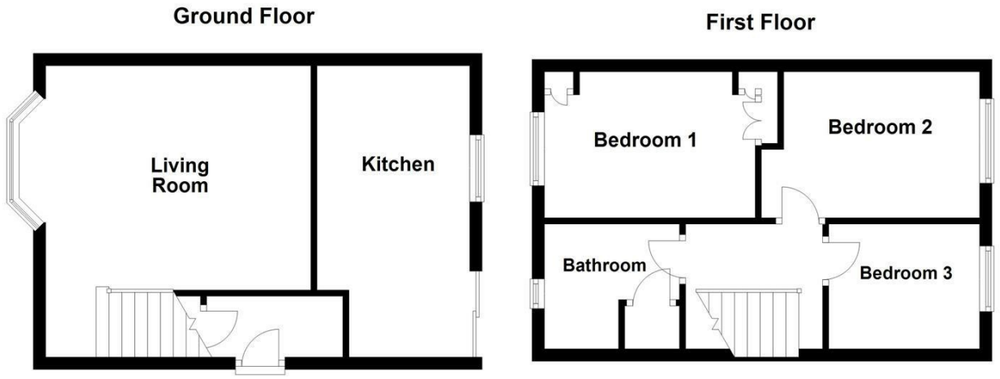
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



38 Cornfield, Dewsbury, WF13 3UY

For Sale Freehold £165,000

A fantastic opportunity has arisen to purchase this well presented three bedroom semi detached property which offers vacant possession, fantastic motorway links, ample off road parking and gardens to the rear.

The property briefly comprises of entrance hall, living room, kitchen/dining, three bedrooms and a house w.c. Outside to the front the property is accessed via wooden gates and the garden is laid to lawn with a tarmacadam driveway leading down the side of the property providing off road parking for several vehicles leading to the rear garden which is laid to lawn incorporating a block paved patio area, perfect for outdoor dining and entertaining, 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.

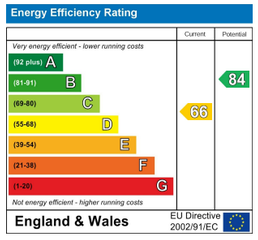
Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised.

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

ENTRANCE HALL
5'6" x 3'2" (1.68m x 0.99m)
Composite double glazed door, central heating radiator and doors leading to understairs storage and living room.

KITCHEN
14'9" x 8'2" (max) (4.5m x 2.5m (max))
Range of modern fitted wall and base units with laminate work surface over and tiled splash back. Four ring gas hob and integrated oven, sink with chrome mixer tap, central heating radiator. UPVC double glazed window and UPVC sliding doors to the rear.

LIVING ROOM
14'1" x 14'9" (max) (4.3m x 4.5m (max))
Electric fireplace, central heating radiator, UPVC double glazed bay window to the front aspect and stairs to the first floor landing.

FIRST FLOOR LANDING
Doors leading to three bedrooms and house bathroom.

BEDROOM THREE
6'7" x 6'7" (2.03m x 2.01m)
UPVC double glazed window to the rear aspect and central heating radiator.

BEDROOM TWO
7'11" x 9'3" (max) (2.42m x 2.83m (max))
Central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM ONE
7'10" x 12'4" (2.41m x 3.77m)
Fitted wardrobes, UPVC double glazed window to the front aspect and central heating radiator.

BATHROOM/W.C
6'6" x 7'10" (max) (1.99m x 2.41m (max))
Modern fitted three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower and shower head attachment. UPVC double glazed frosted window to the front aspect, ladder style radiator and access to the water tank.

OUTSIDE
The front garden is mainly laid to lawn with a tarmcadam driveway running down the side of the property providing off road parking for three-four vehicles and a gate provides access into the rear garden. The garden is mainly laid to lawn with a block paved patio area surrounded by wooden 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.