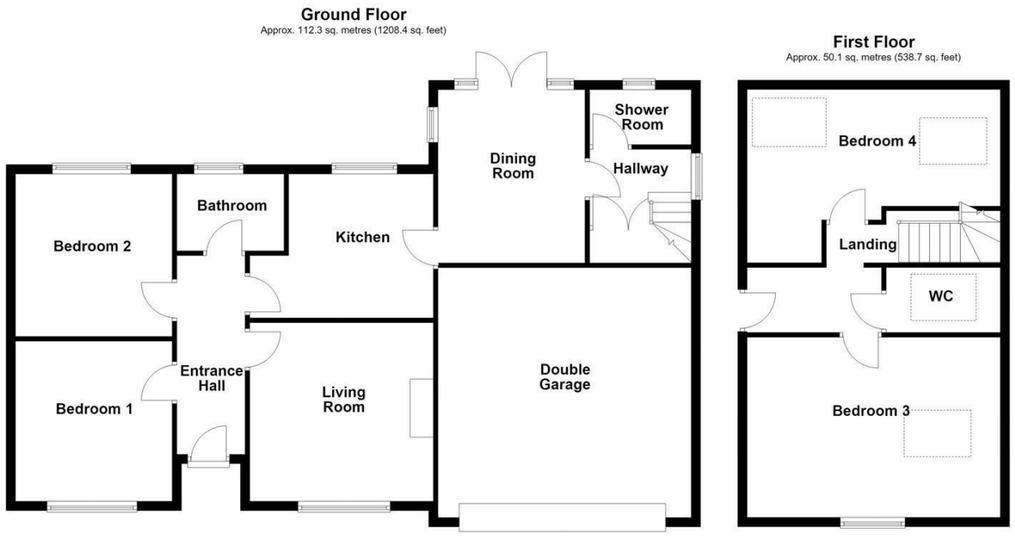
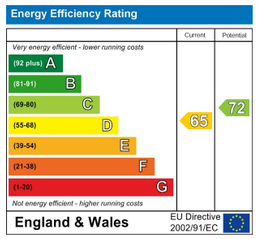


Total area: approx. 162.3 sq. metres (1747.1 sq. feet)



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.

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920 Leeds Road, Dewsbury, WF12 7QW

For Sale Freehold £440,000

A superb opportunity to purchase this substantial four bedroom detached extended (with new roof) bungalow, offering spacious and versatile accommodation arranged over two floors. Occupying an attractive plot, the property benefits from four double bedrooms, generous reception space, beautifully maintained gardens, ample off road parking for several cars and a motor home with an integral double garage/workshop.

A recessed entrance porch leads into the spacious entrance hall, from which there are two double bedrooms, a generous living room with feature fireplace, a modern kitchen with high gloss units and a stunning three piece family bathroom. The kitchen leads through to the spacious dining room, which features French doors opening directly onto the rear garden. An inner hallway provides access to a contemporary three piece shower room and a useful double understairs storage cupboard. A staircase with glass balustrade and solid oak handrail leads to the first floor landing, where there are two further double bedrooms, a separate WC and access to the loft space (scope for 5th bedroom, subject to consent). Externally, the property enjoys ample off road parking via a private concrete driveway leading to the integral double garage with electric door, power and lighting. Attractive lawned gardens extend to the front and side, whilst the landscaped rear garden features tiered lawns, manicured borders and a generous paved patio ideal for outdoor dining. A further area houses an aluminium double shed and greenhouse, with established hedging and fencing providing privacy and security.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing connections to Dewsbury, Wakefield and Leeds. Both the M1 and M62 motorway networks are also within easy reach, making the property particularly well suited to commuters.

An early viewing is highly recommended to fully appreciate the generous proportions, versatile layout and attractive gardens this impressive family home has to offer with potential to convert to a self-contained annex.



ACCOMMODATION

ENTRANCE HALL
14'11" x 4'7"n (4.57m x 1.4n)
Composite front entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling and five solid wooden doors with chrome handles providing access to two bedrooms, the house bathroom, modern kitchen and spacious living room.

LIVING ROOM
12'11" x 12'7" (3.94m x 3.84m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling and central heating radiator. Feature electric fire set on a marble hearth with matching marble interior and decorative surround.



BEDROOM ONE
11'0" x 11'3" (3.36m x 3.44m)
Coving to the ceiling, UPVC double glazed window overlooking the front aspect and central heating radiator.



BEDROOM TWO
11'0" x 11'5" (3.36m x 3.49m)
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.



BATHROOM/W.C.
5'4" x 7'6" (1.65m x 2.29m)
Fitted with a modern white three piece suite comprising low flush W.C. with concealed cistern, panelled bath with mixer tap, electric shower over and glazed shower screen, and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Vanity mirror above, fully tiled walls, fully tiled floor, chrome ladder style radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear aspect.



KITCHEN
12'11" x 10'1" (3.94m x 3.08m)
Fitted with a range of high gloss wall and base units with chrome handles, laminate work surfaces over, matching upstands and tiled splashbacks. Incorporating a 1.5 bowl ceramic sink and drainer with swan neck mixer tap. The current vendors are leaving the range cooker with seven ring gas hob, tiled splashback and extractor hood with curved glass canopy above. Integrated full size Bosch dishwasher, integrated under counter fridge and separate integrated under counter freezer. The combination condensing boiler is housed within one of the kitchen cupboards. Central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the rear aspect and glazed door with chrome handle providing access to the dining room.

DINING ROOM
10'4" x 12'2" (3.15m x 3.73m)
Enjoying a dual aspect with UPVC double glazed French doors and adjoining glazed side panel opening onto the rear garden, together with a UPVC double glazed window to the side aspect. Two central heating radiators and glazed door providing access to the inner hallway.

INNER HALLWAY
Frosted UPVC double glazed window to the side aspect, central heating radiator and staircase with solid wood handrail and glass balustrade leading to the first floor landing. Double storage cupboards provide useful utility space with plumbing and drainage for a washing machine, together with shelving.

SHOWER ROOM/W.C.
3'10" x 7'2" (1.19m x 2.20m)
Fitted with a modern white three piece suite comprising low flush W.C., wash basin with chrome mixer tap set within a high gloss vanity unit with storage below, and a generous shower enclosure with sliding glazed door and mixer shower. Fully tiled walls within the shower enclosure, part tiled walls elsewhere, central heating radiator, frosted UPVC double glazed window overlooking the rear aspect and extractor fan to the ceiling.



FIRST FLOOR LANDING
Central heating radiator and four doors, one providing access to the original loft space and the remaining three leading to two double bedrooms and a W.C.

STUDY AREA
5'10" x 4'7" (1.79m x 1.4m)
Study area off the landing.

W.C.
4'7" x 7'4" (1.42m x 2.25m)
Low flush W.C., wash basin with chrome mixer tap set within a high gloss vanity unit, central heating radiator and extractor fan. Velux style double glazed roof window with built-in blind set into the pitched ceiling.

BEDROOM THREE
12'3" x 16'6" (3.74m x 5.05m)
Velux style double glazed roof window with built-in blind to the side elevation, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM FOUR
9'1" x 17'0" (2.79m x 5.19m)
Two Velux style double glazed roof windows to opposing sides, both with built-in blinds, creating a dual aspect. Central heating radiator.

LOFT SPACE
22'11" x 27'5" (7.0m x 8.38m)
Scope for a fifth bedroom (subject to consent), power and light.

OUTSIDE
A cast iron gate provides access along a paved pathway, with an attractive lawned garden and planted borders. Double cast iron gates to the side provide access onto a large concrete driveway offering ample off road parking for several vehicles. Solid brick walling and privet hedging provide a good degree of enclosure to the front and side. To the rear of the property is a large paved patio area extending across the rear of the house, ideal for outdoor dining and entertaining. Beyond are two attractive lawned garden areas arranged over two levels, with manicured planted borders. The garden also benefits from an aluminium storage shed, greenhouse set on a concrete base, external water connection beneath the kitchen window and gated access along a pebbled pathway to the side. The rear garden is fully enclosed by timber fencing to three sides.



INTEGRAL GARAGE/WORKSHOP
17'3" x 17'11" (5.27m x 5.47m)
Electric up and over door, power and lighting. Water tap and external power point.

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.