



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

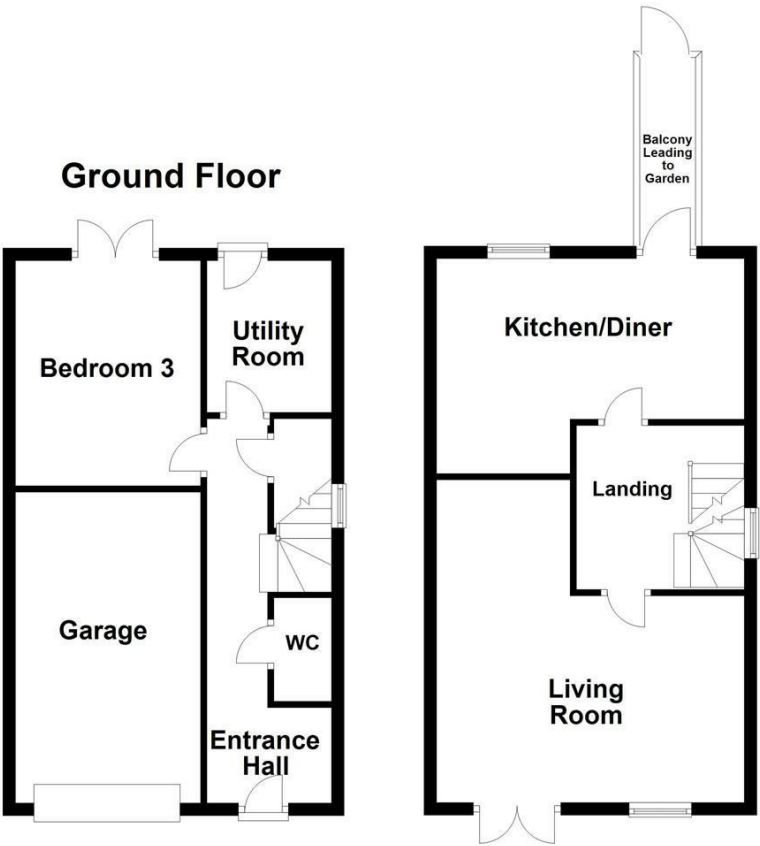
HORBURY
01924 260 022

NORMANTON
01924 899 870

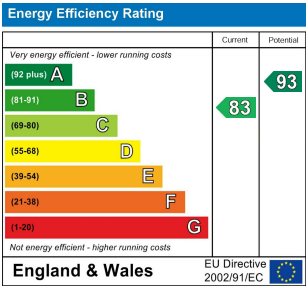
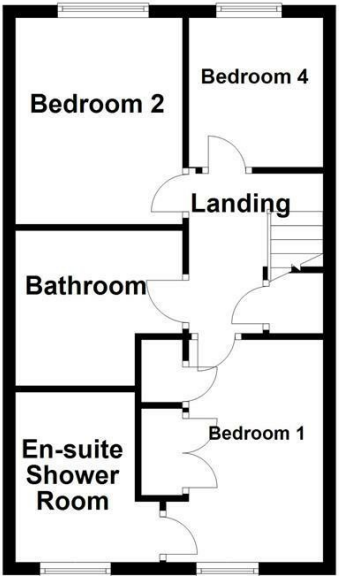
PONTEFRACT & CASTLEFORD
01977 798 844

First Floor

Ground Floor



Second Floor



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.



12 Jilling Ing Grove, Dewsbury, WF12 8DT
For Sale Freehold £260,000

Nestled into a cul-de-sac location on the Jilling Ing estate in Dewsbury is this four bedroom semi detached home. With accommodation spanning over three floors, the property benefits from ample reception space and an attractive tiered, enclosed rear garden.

The property briefly comprises of an entrance hall with access to the first floor landing via the stairs, downstairs W.C., utility room and bedroom four. Upstairs, to the first floor is the kitchen diner with access to the rear garden and living room with Juliette balcony. To the second floor landing there is access to three further bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room. To the front, a slate garden with shrubbery and a block paved driveway offers off road parking for one vehicle, leading to a single integral garage and paved steps to the front door. The tiered rear garden is low maintenance and fully enclosed, featuring a pebbled lower tier, decked steps, and an upper tier with artificial lawn, a decked patio, and access via a balcony from the kitchen diner, ideal for outdoor dining and entertaining.

The property is ideally located for all local shops and amenities that Ossett and Dewsbury have to offer, whilst only being a short distance away from the motorway network, perfect for those looking to travel further afield.

This property would make a fantastic family home and an early viewing comes highly recommended to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

Frosted entrance door into the entrance hall. UPVC double glazed window to the side, coving to the ceiling, central heating radiator, stairs to the first floor landing. Doors to the understairs storage cupboard, downstairs W.C., utility room and bedroom three.

DOWNSTAIRS W.C.

2'11" x 7'4" [0.91m x 2.25m]

Extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

UTILITY ROOM

6'8" x 7'4" [2.05m x 2.26m]

Door with frosted glass pane to the rear, central heating radiator, extractor fan. Base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, boiler housed in here.

BEDROOM THREE

11'2" x 9'2" [max] x 8'5" [min] [3.42m x 2.8m [max] x 2.58m [min]]

UPVC double glazed French doors to the rear, central heating radiator.



FIRST FLOOR LANDING

Access to the second floor landing, UPVC double glazed window to the side, central heating radiator. Doors to the living room and kitchen diner.

KITCHEN DINER

16'1" x 11'2" [max] x 7'4" [min] [4.92m x 3.42m [max] x 2.26m [min]]

UPVC double glazed window to the rear, UPVC double glazed door to a decked balcony to the rear garden, central heating radiator. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated oven, integrated dishwasher, integrated fridge freezer.

LIVING ROOM

16'1" x 17'1" [max] x 11'9" [min] [4.92m x 5.22m [max] x 3.6m [min]]

UPVC double glazed window to the front, UPVC double glazed French doors in a Juliette style balcony, coving to the ceiling, decorative fireplace as a radiator cover, central heating radiator.



SECOND FLOOR LANDING

Storage cupboard, loft access. Doors to bedrooms one, two, four and the house bathroom.

BEDROOM ONE

11'10" x 10'0" [max] x 9'4" [min] [3.62m x 3.05m [max] x 2.85m [min]]

UPVC double glazed window to the front, central heating radiator, fitted storage cupboard. Door to en suite shower room.



EN SUITE SHOWER ROOM

9'1" x 5'11" [max] x 4'5" [min] [2.78m x 1.81m [max] x 1.35m [min]]

Frosted UPVC double glazed window to the front, central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains fed overhead shower with shower head attachment and glass shower screen.



BEDROOM TWO

11'11" x 8'5" [3.65m x 2.58m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding mirrored doors.



BEDROOM FOUR

7'4" x 7'7" [2.25m x 2.32m]

UPVC double glazed window to the rear, central heating radiator.

HOUSE BATHROOM

6'10" x 7'6" [max] x 5'6" [min] [2.1m x 2.31m [max] x 1.7m [min]]

Extractor fan, central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap.



OUTSIDE

To the front of the property there is a slate garden with shrubbery, block paved driveway which provides off road parking for one vehicle and leads us to the single integral garage and paved steps leading up to the front door. To the rear of the property the garden is tiered, the lower tier being mainly pebbled with some decked steps leading to the upper tier. The garden is fairly low maintenance, fully enclosed by timber fencing and the upper tier can be accessed via a decked balcony from the kitchen dining room. The upper tier is also mainly artificially lawned and incorporates a decked patio, perfect for outdoor dining and entertaining purposes.



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.