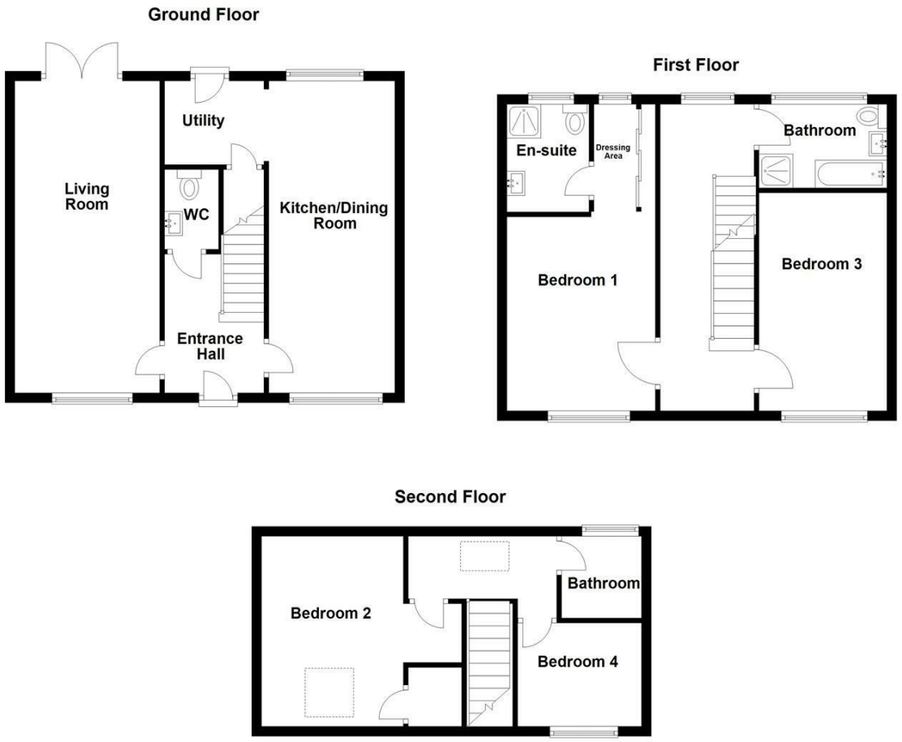
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



119 Amberwood Chase, Dewsbury, WF12 7NZ

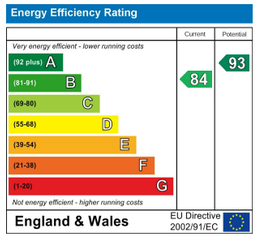
For Sale Freehold Offers Over £350,000

A fantastic opportunity to purchase this well presented and ready to move into four bedroom detached home located towards the head of a cul-de-sac with far reaching views of fields. The property would be ideal for the growing family with its spacious accommodation throughout.

The property briefly comprises of the entrance hall, living room, downstairs w.c., kitchen/dining room with separate utility room. The first floor landing leads to two bedrooms and bathroom/w.c. With a further set of stairs leading to the second floor providing access to two further bedrooms and shower room/w.c. Outside to the front is a small lawned garden with pathway to the front door with driveway running down the side of the property providing off street parking leading to the single detached garage. To the rear is a lawned garden incorporating Indian stone patio area, perfect for al fresco dining, surrounded by timber fencing with far reaching views of open fields.

The property is ideally located close to local amenities such as shops and schools, as well as fantastic motorway links, for those who wish to travel further afield.

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



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
6'8" x 9'4" (2.05m x 2.86m)
Composite front entrance door, stairs to the first floor landing, fully tiled floor, central heating radiator and doors through to the downstairs w.c., living room and kitchen/diner.

W.C.
5'6" x 3'2" (1.7m x 0.99m)
Low flush w.c., pedestal wash basin with tiled splash back and central heating radiator.

LIVING ROOM
21'1" x 9'9" (6.43m x 2.99m)
UPVC double glazed window to the front, French doors to the rear garden and central heating radiator.

KITCHEN/DINING ROOM
8'6" x 21'1" (2.6m x 6.43m)
Range of modern fitted wall and base units with laminate work surface over, five ring gas hob with integrated oven and cooker hood over, integrated dishwasher, inset chrome sink with mixer tap and integrated fridge/freezer. Two central heating radiators, downlights and UPVC double glazed windows to the rear and front. Archway into the utility room.

UTILITY ROOM
6'9" x 5'8" (2.06m x 1.73m)
Range of fitted wall and base units, space and plumbing for a washing machine and space for a fridge. UPVC door leading to the rear garden and door to understairs storage.

FIRST FLOOR LANDING
UPVC double glazed window to the rear, access to two bedrooms and the house bathroom. Further set of stairs leading to the second floor landing.

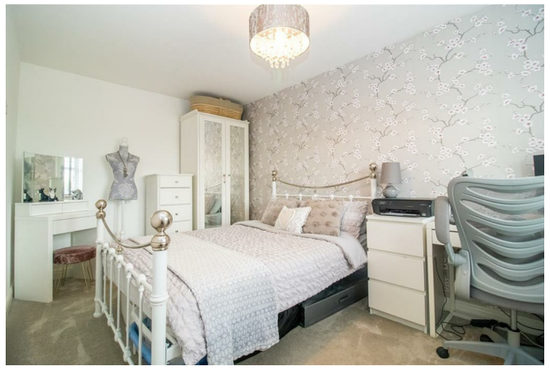
BATHROOM/W.C.
6'10" x 8'6" (2.1m x 2.6m)
Modern four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and separate shower. Partially tiled walls, central heating radiator, UPVC double glazed frosted window to the rear.

BEDROOM ONE
10'4" x 13'1" (3.17m x 3.99m)
Central heating radiator, UPVC double glazed windows to the front and archway through to built in wardrobe space and en suite.

DRESSING AREA
7'7" x 2'5" (2.33m x 0.76m)
Built in wardrobes.

EN SUITE SHOWER ROOM/W.C.
5'6" x 7'9" (1.69m x 2.38m)
Modern three piece suite comprising low flush w.c., pedestal wash basin and shower. Partially tiled walls, extractor fan, central heating radiator and UPVC double glazed frosted window to the rear.

BEDROOM THREE
13'11" x 8'6" (4.26m x 2.61m)
Central heating radiator and UPVC double glazed window to the front.



SECOND FLOOR LANDING
4'2" x 9'10" (1.29m x 3.0m)
Central heating radiator, UPVC double glazed velux window to the rear and access to two further bedrooms and shower room.

BEDROOM TWO
12'10" x 13'6" (3.92m x 4.13m)
Central heating radiator, UPVC double glazed window to the front and door to a storage cupboard.

BEDROOM FOUR
8'11" (max) x 8'6" (2.74m (max) x 2.61m)
UPVC double glazed window to the front and central heating radiator.

SHOWER ROOM/W.C.
5'6" x 5'6" (1.68m x 1.68m)
Modern three piece suite comprising low flush w.c., pedestal wash basin and shower. Partially tiled walls, central heating radiator, UPVC double glazed velux window to the rear and spotlights to the ceiling.

OUTSIDE
To the front is a pathway leading to the front door and small side lawned garden. A brick driveway to the side provides off road parking leading to the single detached garage. To the rear is an Indian stone patio area, perfect for outdoor dining and entertaining with a raised lawn surrounded by timber fencing with an excellent degree of privacy. Beyond the rear garden are far reaching views of fields.

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.

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.