



WAKEFIELD
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OSSETT
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HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



137 Amberwood Chase, Dewsbury, WF12 7NZ

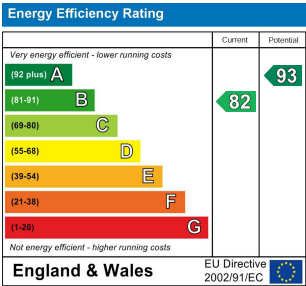
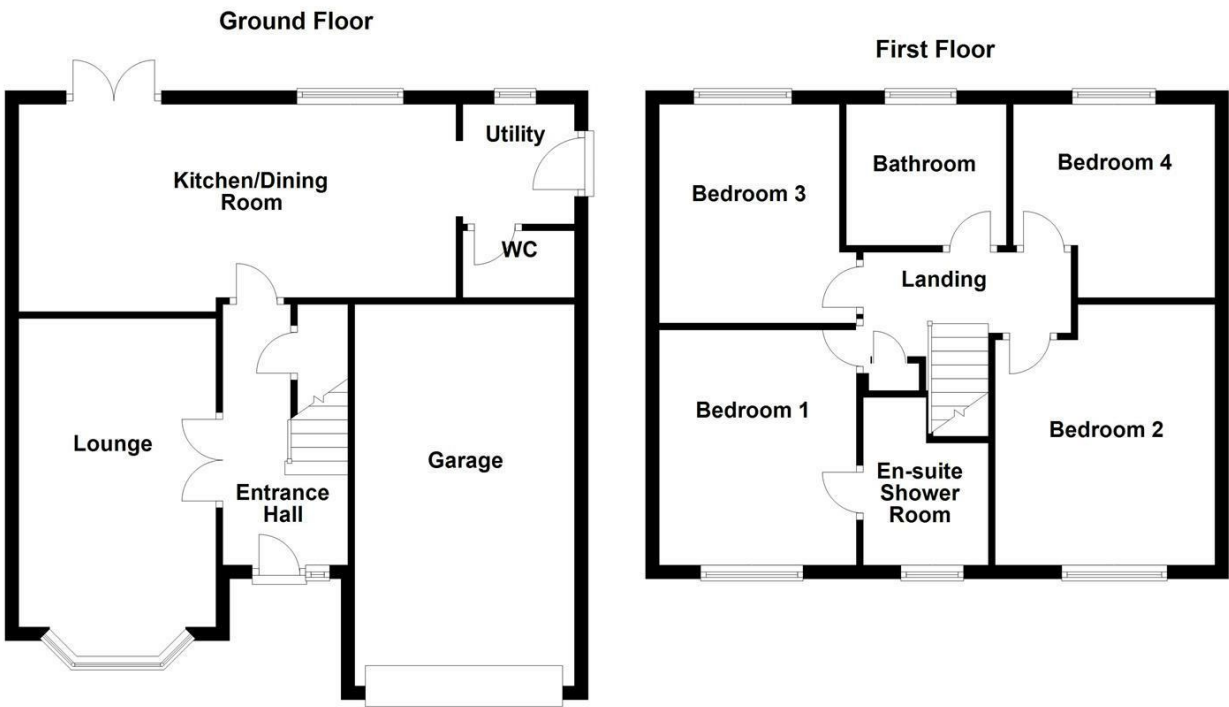
For Sale Freehold £340,000

Situated on this modern development is this well presented four bedroom detached property benefitting from driveway parking, garage and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge, modern fitted kitchen/diner with separate utility room and downstairs w.c. The first floor landing leads to four bedrooms (main bedroom with en suite) and house bathroom. Externally there is driveway parking for two vehicles and single garage. To the rear is a good sized patio area overlooking an attractive lawned garden surrounded by timber fencing with field views beyond.

The property is ideally placed for all local shops and amenities that both Dewsbury and Ossett has to offer. It is well placed for the motorway network for those looking to commute further afield.

Done to a high standard, this property would make a fantastic family home and a viewing is 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.



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ACCOMMODATION

ENTRANCE HALL

Front entrance door, stairs to the first floor landing, doors to the lounge and kitchen/diner.

LOUNGE

14'10" x 10'1" [4.53m x 3.09m]

UPVC double glazed bay window to the front elevation and central heating radiator.



KITCHEN/DINER

21'9" x 8'9" [6.65m x 2.68m]

Range of modern wall and base units with laminate work surface over incorporating stainless steel sink and drainer unit with mixer tap, integrated oven with gas hob and cooker hood. Spotlights, UPVC double glazed window and French doors to the rear elevation, two central heating radiators, tiled flooring and an archway leading through into the utility.

UTILITY

5'4" 4'9" [1.63m 1.46m]

Laminate work surface over with plumbing for a washing machine and dryer. Side door and UPVC double glazed window to the rear. Door to the downstairs w.c.



W.C.

4'9" x 2'11" [1.47m x 0.9m]

Two piece suite comprising wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation and central heating radiator.

FIRST FLOOR LANDING

Doors to four bedrooms and family bathroom.

BEDROOM ONE

12'5" x 10'2" [3.79m x 3.12m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobe. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'4" x 6'1" [1.94m x 1.86m]

Three piece suite comprising shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation and central heating radiator.



BEDROOM TWO

11'8" x 6'10" [3.58m x 2.09m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

10'4" x 9'8" [3.17m x 2.96m]

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

9'7" x 8'11" [2.94m x 2.74m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

6'10" x 6'5" [2.1m x 1.97m]

Three piece suite comprising bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

To the front is a driveway providing off road parking for two vehicles and single garage with up and over door. To the rear is a spacious patio area, perfect for outdoor dining and entertaining with a split level lawned garden, surrounded by timber fencing. The garden has pleasant fields views to the rear.



COUNCIL TAX BAND

The council tax band for this property is D.

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.