Richard Kendall Estate Agent

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34 Glebe Gate, Dewsbury, WF12 0JX

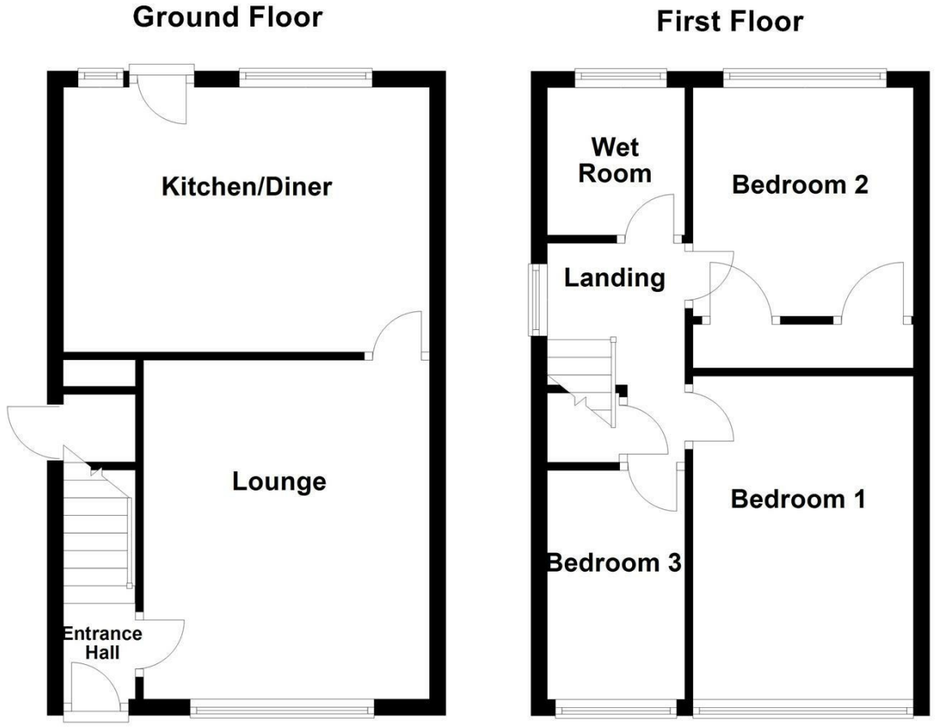
For Sale Freehold £205,000

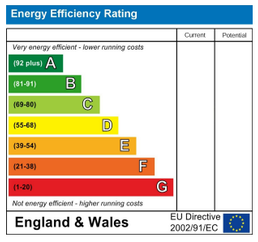
Offered for sale with no onward chain and vacant possession, this deceptively spacious three bedroom semi detached family home benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, lounge and kitchen/diner. To the first floor are three bedrooms, two of which are doubles, along with a modern wet room. Externally, the property features attractive gardens to the front and rear, with a driveway to the side providing off street parking and leading to a detached garage.

The property is well placed for a range of local amenities including shops, schools and bus services, making it an ideal purchase for first time buyers, couples and families looking to step onto the property ladder.

Ideal for the first time buyer, couple or family, an early viewing is highly recommended to fully appreciate the space and potential on offer.





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
Entrance door, stairs to the first floor landing, a wall mounted gas heater and a door into the lounge.

LOUNGE
11'7" x 13'9" (3.54m x 4.21m)
A double glazed window to the front, coving to the ceiling, a radiator and space for a feature fireplace, with an opening through to the kitchen diner.

KITCHEN/DINER
11'1" x 14'7" (3.38m x 4.47m)
A range of modern fitted wall and base units with work surfaces, incorporating a circular stainless steel sink and drainer, a gas hob with cooker hood above, integrated microwave, integrated electric oven and grill, integrated fridge and freezer and integrated washing machine. Tiled splashbacks to the walls, a double glazed UPVC window to the rear, a UPVC door to the rear and two radiators.

FIRST FLOOR LANDING
Stairs to the first floor landing which has loft access, a radiator, a double glazed UPVC window to the side, an airing cupboard and doors to three bedrooms and the bathroom.

BEDROOM ONE
8'11" x 14'0" (2.73m x 4.29m)
A radiator and a UPVC double glazed window to the front.

BEDROOM TWO
8'10" x 9'1" (2.70m x 2.77m)
A radiator, a double glazed UPVC window to the rear and built-in wardrobes.

BEDROOM THREE
5'7" x 9'2" (1.71m x 2.80m)
A radiator and a double glazed UPVC window to the front.

WET ROOM/W.C.
5'11" x 5'6" (1.81m x 1.69m)
A low level w.c., pedestal wash basin, electric shower, fully tiled walls and a frosted UPVC double glazed window to the rear.

OUTSIDE
Outside to the front there is access to a tarmac driveway providing off road parking, with lawned garden areas and planted shrub borders. The driveway leads to a detached garage. To the rear there is an attractive lawned garden with plants and shrubs, incorporating a flagged patio area. In addition, there is a timber framed outhouse which could be used for a variety of 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.

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.