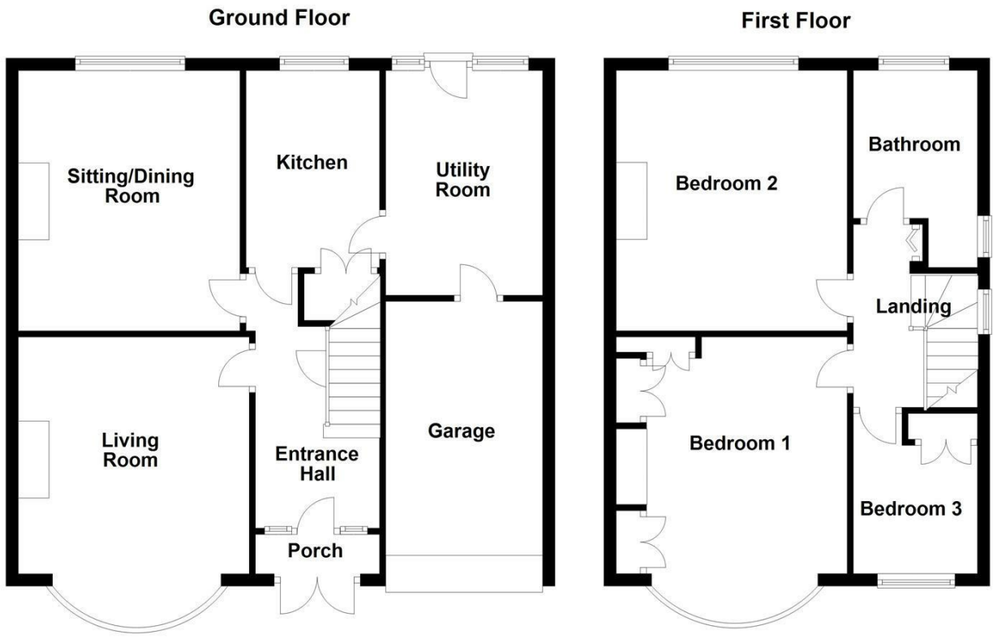
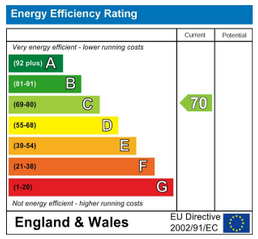


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

14 Grasmere Road, Dewsbury, WF12 7PU

For Sale Freehold £250,000

A superb opportunity to purchase this three bedroom semi detached house, which has been renovated to an extremely high standard throughout with two large reception rooms, three good size bedrooms, modern bathroom and stunning kitchen.

The accommodation fully comprises of front porch, entrance hall, living room, sitting/dining room, modern kitchen with integral appliances and utility room off, integral single garage, first floor landing, three bedrooms and modern house bathroom/w.c. Outside, to the front there is a double block paved driveway providing off road parking with attractive lawn having planted borders. The rear has a large paved patio area overlooking the beautiful lawned garden with pond, woodchip area and patio area with garden shed.

The property is within walking distance of local amenities and schools nearby. There is great access to both the M1 and M62 motorway links, perfect for the commuter looking to travel further afield.

An internal ispection is highly recommended .

ACCOMMODATION

PORCH
UPVC double glazed French doors into the front porch. Fully tiled floor with UPVC double glazed frosted sunlight over, cladding to the ceiling, coving to the ceiling, solid wooden door into the entrance hall with stained glass windows surrounding.

ENTRANCE HALL
Tiled floor, old style central heating radiator, coving to the ceiling, staircase with hand rail leading to the first floor, doors to the living room, sitting/dining room and kitchen. Understairs storage cupboard.

LIVING ROOM
12'3" x 12'4" (3.75m x 3.78m)
UPVC double glazed bow window to the front, ceiling rose, coving to the ceiling, two wall lights, gas fire to the chimney breast, contemporary radiator.

SITTING/DINING ROOM
11'11" x 14'0" (3.64m x 4.27m)
Inset spotlights to the ceiling, UPVC double glazed window to the rear, contemporary radiator, multi fuel cast iron burner inset to a slate hearth with decorative tiled interior inset to the chimney breast.

KITCHEN
10'5" x 6'11" (3.18m x 2.13m)
A range of modern high gloss units with granite work surface over, Franke sink with drainer into the work surface and mixer tap, small breakfast bar with granite work surface to the side, integrated Neff oven and grill with Neff four ring gas hob with cooker hood over, wall mounted contemporary radiator, UPVC double glazed window to the rear, inset spotlights to the ceiling, tiled splashback, space for appliance in the pantry off. Solid wooden door into the utility.

UTILITY ROOM
8'3" x 12'2" (2.53m x 3.71m)
Combi condensing boiler. Door leading to the rear garden, UPVC double glazed windows to either side of the door, plumbing for a washing machine, space for fridge freezer, fixed shelving, power and light. Timber door into the integral single garage.

INTEGRAL GARAGE
15'8" x 8'9" (4.80m x 2.69m)
Manual up and over door. Power and light.

FIRST FLOOR LANDING
UPVC double glazed frosted stained window to the side, loft access with bi-folding wooden staircase ladder, doors leading to the bedrooms and bathroom/w.c. Storage cupboard with shelving.

BEDROOM ONE
12'4" x 11'1" (3.77m x 3.38m)
Walk in UPVC double glazed bow window to the front elevation, a range of fitted wardrobes, coving to the ceiling, contemporary radiator.

BEDROOM TWO
12'0" x 13'11" (3.66m x 4.25m)
UPVC double glazed window to the rear, contemporary radiator, coving to the ceiling. Storage cupboard with -bi-folding door.

BEDROOM THREE
8'5" x 6'7" (2.57m x 2.02m)
Built in double wardrobe with bulkhead over the stairs, UPVC double glazed window to the front elevation, contemporary radiator.

HOUSE BATHROOM/W.C.
7'3" x 10'0" max x 6'9" (2.21m x 3.06m max x 2.07m)
L-shaped panelled bath with mixer tap and mixer shower over having rain shower head. Tiled walls, low flush w.c. and wall hung wash basin on a granite work surface, chrome mixer tap and vanity mirror with LED lighting. Contemporary chrome radiator, UPVC double glazed windows to the side and rear, inset spotlights to the ceiling.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking for two vehicles with a pleasant lawned garden, planted borders and outside electric charging point for car. To the rear there is a large paved patio area perfect for al-fresco dining and overlooking the attractive lawned garden with pond, low maintenance wood chip section and to there is a further paved seating area, timber garden shed and brick wall surrounds with hedges. Water point connection.

COUNCIL TAX BAND
The council tax band for this property is C

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.