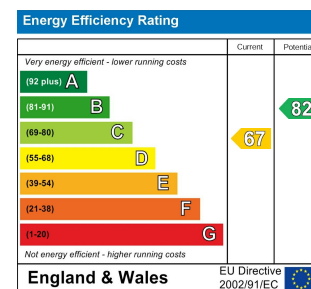
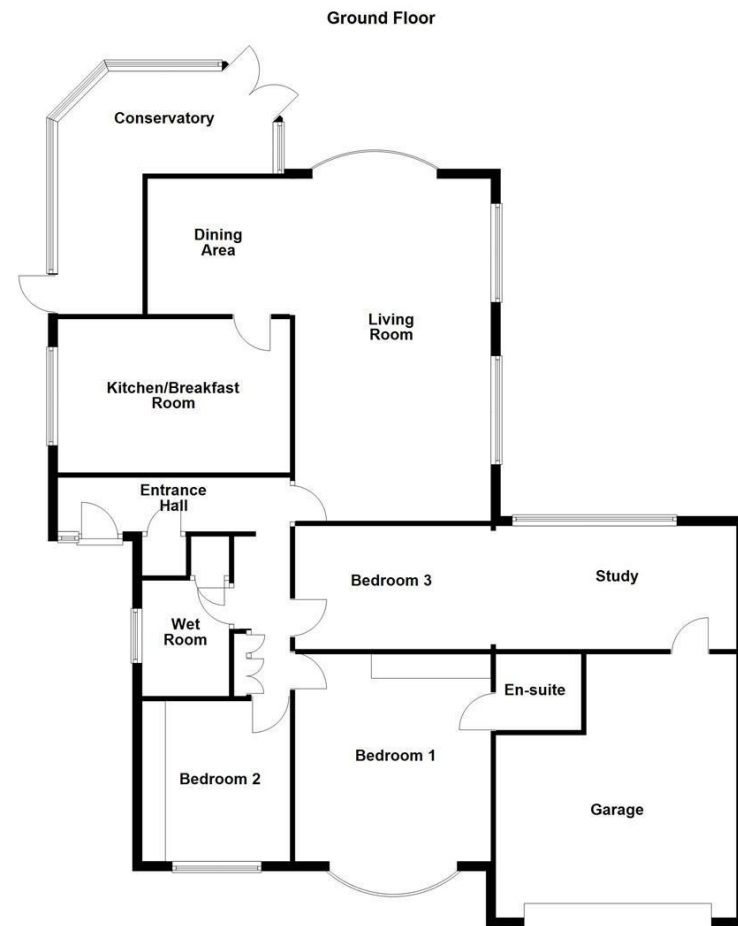




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**13 Cowdry Close, Dewsbury, WF12 0LW**

**For Sale Freehold £325,000**

A fantastic opportunity to purchase this three double bedroom detached true bungalow sat on a substantial plot benefitting from ample off road parking with large garage, recently installed solar panels and well tended attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, wet room, three double bedrooms (with bedroom one benefitting from en suite wet room), study, integral large garage, living room with adjoining dining area, kitchen/breakfast room and conservatory. Outside to the front is an attractive lawned garden and driveway providing ample off road parking leading to the large garage. To the rear, steps lead down to a spacious lawned garden with planted borders, surrounded by walls and hedges.

Conveniently located within walking distance to local amenities and schools in Thornhill, and with main bus routes to and from Dewsbury town centre. The M1 motorway is only a short distance away, ideal for those commuting further afield.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted side panel, central heating radiator, coving to the ceiling, built in cloakroom cupboard, built in storage cupboard and doors to living room, wet room and three bedrooms.

### WET ROOM/W.C.

5'11" x 8'0" [1.81m x 2.45m]

Three piece suite comprising electric shower, pedestal wash basin and low flush w.c. Central heating radiator, fully tiled walls, wet room style floor, extractor fan, shaver socket point and UPVC double glazed frosted window overlooking the side aspect. Door providing access into a storage cupboard.

### BEDROOM ONE

13'5" x 14'1" [4.11m x 4.30m]

UPVC double glazed bay window with secondary glazing to the front, central heating radiator, fitted wardrobes, dressing table and drawers. Door providing access into the en suite wet room.

### EN SUITE WET ROOM/W.C.

5'10" x 5'2" [1.78m x 1.60m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and mixer shower. Fully tiled walls, wet room style floor, inset spotlights, extractor fan and chrome ladder style radiator.

### BEDROOM TWO

11'0" x 10'4" [3.37m x 3.15m]

UPVC double glazed window overlooking the front aspect, central heating radiator and fitted wardrobes, drawers and storage cupboards.

### BEDROOM THREE

13'5" x 8'5" [4.10m x 2.58m]

Central heating radiator and archway providing access into the study.

### STUDY

16'5" x 9'1" [5.02m x 2.77m]

Large UPVC double glazed window overlooking the rear aspect, fitted shelving, cupboards, central heating radiator and door to the integral garage.

### INTEGRAL GARAGE

18'2" [max] x 12'4" [min] x 16'1" [5.56m [max] x 3.77m [min] x 4.91m]

Power and light, electric up and over door.

### LIVING ROOM

13'5" x 23'6" [4.10m x 7.18m]

Coving to the ceiling, UPVC double glazed bay window with secondary glazing overlooking the rear aspect with two further windows to the side aspect, inset spotlights, three central heating radiators and a feature archway providing access into the dining area.

### DINING AREA

9'3" x 9'9" [2.84m x 2.99m]

Coving to the ceiling, fitted storage cupboard with fixed shelving above, a set of UPVC double glazed French doors to the conservatory, solid wooden floor, central heating radiator and door providing access into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

10'1" x 15'10" [3.09m x 4.85m]

Range of base units with oak doors, laminate work surface over and tiled splash back, integrated oven and grill with four ring gas hob and extractor hood. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a dishwasher, central heating radiator, space for a fridge/freezer, breakfast bar, UPVC double glazed window overlooking the side aspect and door providing access into the conservatory.

### CONSERVATORY

16'7" x 6'11" [min] x 14'9" [5.06m x 2.11m [min] x 4.50m]

UPVC double glazed floor to ceiling windows and a set of French doors to the rear garden, UPVC side entrance door, power and light.

### OUTSIDE

To the front is a concrete driveway providing ample off road parking leading to the large integral garage. There is an attractive lawned front garden with planted borders and gravelled centre. To the rear, steps lead down to an

attractive lawned garden with planted borders, surrounded by solid walls and hedges.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

### COUNCIL TAX BAND

The council tax band for this property is E.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.

### WHY SHOULD YOU LIVE HERE?

What our vendors say about their property: "The house was wonderful for large family gatherings."