Richard Kendall Estate Agent

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40 Ullswater Avenue, Dewsbury, WF12 7PW

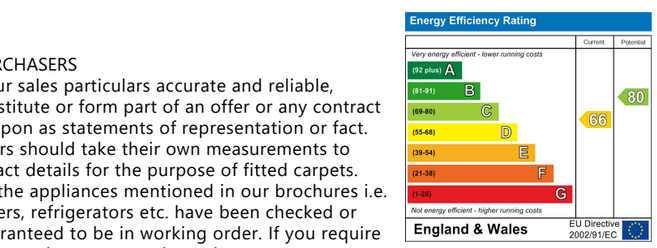
For Sale Freehold Guide Price £240,000-£250,000

A superb opportunity to purchase this three bedroom semi detached house, which benefits from a conservatory overlooking the landscaped rear garden, off road parking, two reception rooms, UPVC double glazing and majority gas central heating.

The accommodation fully comprises entrance hall, living room with bay window, spacious sitting/dining room with French doors into the conservatory, kitchen with pantry off and the integral garage. To the first floor there are three bedrooms all with fitted wardrobes, house bathroom and separate w.c. Outside, to the front there is a resin driveway providing off road parking with an attractive lawned garden, whilst to the rear there is a lawned garden with paved patio area and allotment style beds.

Located in a residential area with no through traffic, close to amenities and schools within the surrounding area. Local bus routes travel to and from Dewsbury, Leeds and Wakefield. The motorway network is a short drive away perfect for those looking to travel further afield.

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
UPVC double glazed front entrance door with two UPVC double glazed frosted windows at the side. Staircase leading to the first floor landing, central heating radiator, doors to the living room, sitting/dining room and the kitchen. Laminate flooring.

LIVING ROOM
11'3" x 14'6" max into bay x 11'6" min (3.45m x 4.44m max into bay x 3.52m min)
UPVC double glazed bay window to the front and central heating radiator. Electric fire with shelving recess, wooden mantle and decorative hearth. Coving to the ceiling.

KITCHEN
10'1" x 5'11" (3.08m x 1.81m)
A range of wall and base units with laminate work surface over, tiled splashback, double stainless steel sink and drainer with mixer tap, space for freestanding oven and grill, plumbing and drainage for a washing machine, space for a fridge freezer, serving hatch into the dining room, UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, doors into the pantry cupboard with fixed shelving and space for electrical appliance. Door into the integral single garage.

INTEGRAL GARAGE
8'0" x 18'2" (2.45m x 5.55m)
Timber manual up and over door to the front, power and light, space for a dryer, timber door to the rear garden and UPVC double glazed window to the side.

SITTING/DINING ROOM
10'1" x 14'7" (3.08m x 4.46m)
Electric fire with marble hearth and marble interior within a wooden decorative surround. Fixed shelving to chimney breast recesses. Coving to the ceiling, UPVC double glazed French doors with UPVC windows to either side leading into the rear conservatory.

CONSERVATORY
7'7" x 12'3" (2.32m x 3.74m)
Brick built base with UPVC double glazed windows to two sides, UPVC double glazed door leading into the landscaped rear garden, power and light, ceiling fan, central heating radiator and electric heater.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed frosted window to the side elevation, loft access, doors to the bedrooms and bathroom/w.c.

BEDROOM ONE
9'1" to fitted wardrobes x 15'0" max into bay x 12 (2.78m to fitted wardrobes x 4.58m max into bay x 3)
UPVC double glazed bay window to the front with built in window seat and fitted drawers. A range of fitted wardrobes to one wall and drawers. Central heating radiator, ceiling fan.

BEDROOM TWO
12'9" x 9'3" (3.91m x 2.84m)
UPVC double glazed window to the rear, central heating radiator, fitted double wardrobe and shelves.

BEDROOM THREE
9'5" x 6'2" (2.89m x 1.88m)
UPVC double glazed window to the front, electric heater. Door into the storage over bulkhead with shelving.

HOUSE BATHROOM
7'11" x 5'5" max x 3'10" min (2.42m x 1.67m max x 1.18m min)
Panelled bath with tiled surround, chrome mixer tap and electric shower over. Wash basin with chrome mixer tap built into vanity cupboards, part tiled walls, UPVC cladding to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the rear elevation, central heating radiator with chrome towel rail, airing cupboard with shelving.

W.C.
5'3" x 2'5" (1.61m x 0.74m)
Part tiled walls, low flush w.c., laminate flooring, UPVC double glazed frosted window to the side, UPVC cladding to the ceiling.

OUTSIDE
To the front there is a resin driveway providing ample off road parking leading to the integral single garage. An attractive lawned garden and planted borders. Resin pathway and outside light. To the rear of the property there is a tarmacadam area behind the garage, greenhouse, paved patio area, timber shed and an attractive lawned garden with manicured borders. Timber gate providing access to the allotment beds, which is fenced. Timber panelled fences and privet hedges. Water point.

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.