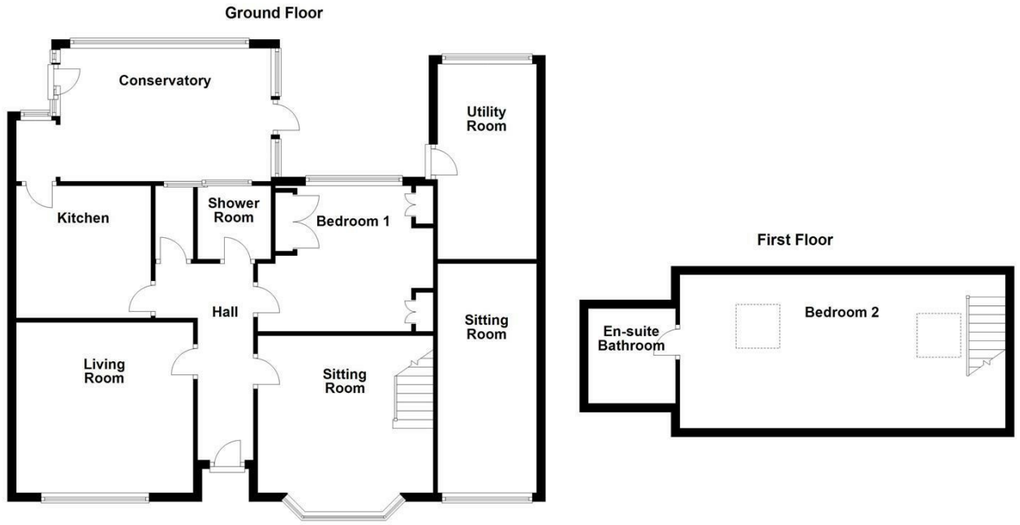
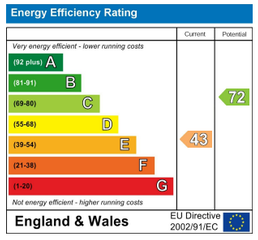


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

34 Chidswell Lane, Dewsbury, WF12 7SD

For Sale Freehold Starting Bid £220,000

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus reservation fee. Subject to an undisclosed reserve price. Situated close to Dewsbury and Ossett town centre is this superbly presented two bedroom detached bungalow benefitting from converted garage, driveway parking and spacious garden. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

The property briefly comprises of entrance hall, living room, sitting room, downstairs bedroom, shower room with separate w.c., kitchen and conservatory. Stairs via the sitting room lead to the principal bedroom located on the first floor with en suite bathroom/w.c. The property has a converted garage with is now a sitting room and utility room. Outside the property has driveway parking to the front and to the rear, spacious gardens with patio seating.

The property is ideally located for all local shops and amenities with main bus routes run to and from Wakefield and Leeds.

Deceptively spacious throughout, this property would make a superb family home and a viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Wood effect flooring and access to the living room, sitting room, bedroom one, shower room, separate w.c. and kitchen.

LIVING ROOM
13'3" x 12'9" (4.05m x 3.90m)
UPVC double glazed window to the front elevation, central heating radiator and electric style wood burner.

SITTING ROOM
11'10" x 13'1" (3.61m x 4.01m)
UPVC double glazed bay window to the front elevation, central heating radiator and staircase to bedroom two located on the first floor.

KITCHEN
10'1" x 9'11" (3.08m x 3.03m)
UPVC double glazed windows to the side and rear elevation. Fitted kitchen with an array of wooden wall and base units for storage with wood effect laminate worktops, space for a gas cooker, space for a washing machine, fridge and freezer. Central heating radiator and door leading to the conservatory extension.

CONSERVATORY
14'11" x 10'0" (4.55m x 3.06m)
UPVC double glazed windows to the rear and side elevation with UPVC door to both sides. Access out to the rear garden.q

W.C.
5'6" x 2'8" (1.69m x 0.82m)
UPVC double glazed frosted window to the rear elevation, low flush w.c., fully tiled walls and floor. Central heating radiator.

SHOWER ROOM
5'6" x 5'7" (1.69m x 1.71m)
UPVC double glazed frosted window to the rear elevation. Two piece suite comprising walk in double shower cubicle with wall mounted shower and vanity wash hand basin unit. Central heating radiator and fully tiled walls and floor.

BEDROOM ONE
11'3" x 13'3" (3.43m x 4.05m)
UPVC double glazed window to the rear elevation and fitted wardrobes to two sides.

SITTING ROOM
17'3" x 7'5" (5.27m x 2.28m)
Converted garage, currently used as a sitting room. UPVC double glazed window to the front elevation and door leading to the utility room.

UTILITY ROOM
8'0" x 14'8" (2.45m x 4.48m)
UPVC double glazed frosted window to the rear elevation and side UPVC door. Array of wall and base units for storage with laminate work tops, space for a wine rack, space for a washing machine and fridge/freezer.

BEDROOM TWO
24'5" x 11'5" (7.45m x 3.48m)
Two Velux windows to the rear elevation. Can be split into a sitting area and bedroom. Storage into the eaves and door leading through to the en suite.

EN SUITE BATHROOM/W.C.
6'8" x 7'2" (2.05m x 2.19m)
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and tiled splash back and low flush w.c. Spotlight to the ceiling and extractor fan.

OUTSIDE
To the front of the property is driveway parking with gated entry and a low maintenance pebbled lawn area with circular patio area in the middle. Gated entry with tarmacadam walk through to the centre of the property. To the rear there is a flagged patio seating area with steps leading up to an easy to maintain lawn area with bush and shrubbery border and brick wall surrounding. Space for a storage shed, second patio seating area at the top of the garden with side gated entry leading round to the front of the property.

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.

AUCTIONEER'S COMMENTS.
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.
Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.