Richard Kendall Estate Agent

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28 Pennine Road, Dewsbury, WF12 7AP

For Sale Freehold £240,000

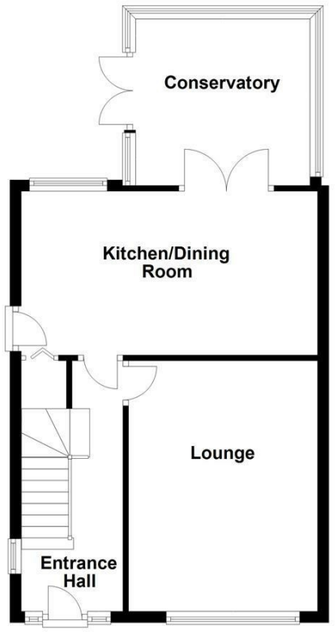
A fantastic opportunity to purchase this modern and well presented three bedroom semi detached property ideal for the first time buyer, family or those looking to downsize benefitting from off street parking and enclosed rear garden.

The property briefly comprises of entrance hall, living room, modern kitchen/diner and conservatory. The first floor landing leads to three bedrooms and modern house bathroom/w.c. Outside to the front, there is a lawned garden with driveway providing off road for two cars leading to a single detached garage. To the rear is a paved patio area, perfect for entertaining and dining purposes with a lawned garden, enclosed by timber fencing.

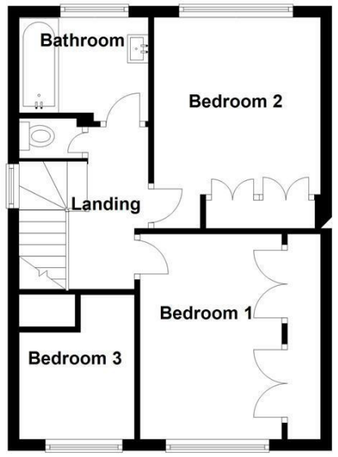
The property is ideally located for local amenities and has good access to the motorway links, perfect for the commuter.

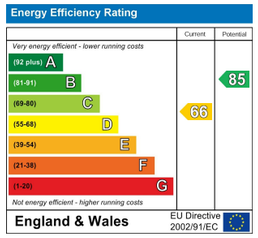
An early viewing is essential as this property is not one to be missed.

Ground Floor



First Floor





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.

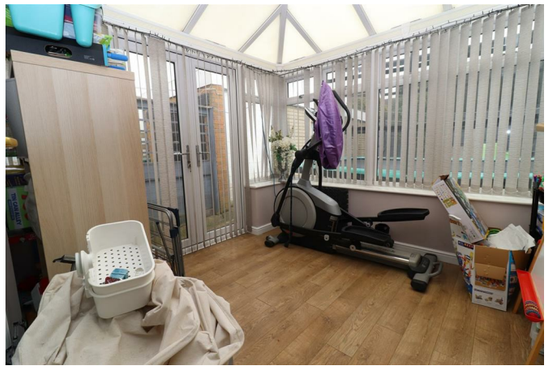
ACCOMMODATION

ENTRANCE HALL
6'0" x 15'3" (1.83m x 4.67m)
Entrance door with frosted panels, stairs to the first floor landing and doors to the kitchen/diner and lounge. Central heating radiator, UPVC double glazed window to the side.

LOUNGE
14'7" x (4.45m x)
Central heating radiator, UPVC double glazed window to the front and gas fireplace with granite hearth and surround.

KITCHEN/DINING ROOM
17'6" x 10'4" (5.34m x 3.16m)
Modern fitted wall and base units, tiled splashback, integral oven and four ring gas hob, dishwasher, gas central heating radiator, UPVC double glazed French doors to the conservatory.

CONSERVATORY
9'3" x 11'2" (2.84m x 3.41m)
UPVC double glazed windows on all sides and UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING
Doors to three bedrooms, house bathroom and separate w.c.

W.C.
2'6" x 4'1" (0.77m x 1.27m)
Fully tiled walls and floor. UPVC double glazed frosted window to the rear aspect.

BATHROOM
7'1" x 6'5" (2.17m x 1.96m)
Modern fitted grey gloss two piece suite comprising panelled bath and chrome shower head over with tiled splash back and sink basin with vanity unit. Fully tiled walls, UPVC double glazed frosted window to the rear and central heating radiator.

BEDROOM ONE
11'10" x 8'8" (3.61m x 2.65m)
UPVC double glazed window to the front aspect, central heating radiator, panelled wall and built in wardrobes to one side.

BEDROOM TWO
12'5" x 9'10" (3.79m x 3.01m)
UPVC double glazed window to the rear aspect, central heating radiator and built in wardrobes.

BEDROOM THREE
6'7" x 6'3" (max) (2.01m x 1.93m (max))
UPVC double glazed window to the front aspect, central heating radiator and overstairs bulk head storage.

OUTSIDE
To the front there is a lawned garden with driveway providing off road for two cars leading to a single detached garage. To the rear is a paved patio area, perfect for entertaining and dining purposes with a lawned garden, enclosed by timber fencing.

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.