

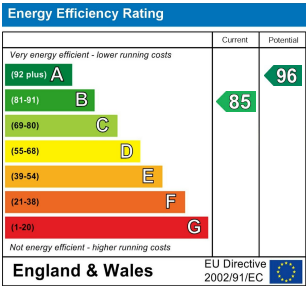


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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.

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01977 798 844



66 Chidswell Lane, Dewsbury, WF12 7FE

For Sale Freehold Guide Price £260,000 - £275,000

Situated on this sought after modern development in Dewsbury is this superbly presented and tastefully decorated three bedroom mid townhouse. Offering well proportioned accommodation throughout, the property boasts generous reception space, a modern fitted kitchen and bathroom, a landscaped rear garden and off road parking for two vehicles. This attractive home is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor landing and a door providing access to the living room. The living room leads through to an inner hallway, which provides access to the downstairs W.C. and kitchen diner. The kitchen diner is positioned to the rear of the property and also benefits from useful understairs storage. To the first floor, the landing provides loft access, two storage cupboards and doors leading to all three bedrooms and the house bathroom. The principal bedroom also benefits from its own en suite shower room. Outside, the front garden has been attractively landscaped with planted beds and a paved pathway leading to the entrance door. The rear garden has been designed for low maintenance, with an artificial lawn and paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for children and pets. Off road parking is provided by two allocated parking spaces, while the property also benefits from an electric vehicle charging point.

The property is well placed for a range of local amenities on the outskirts of Dewsbury, while neighbouring towns and cities including Ossett and Wakefield are also within easy reach. Shops, schools and well regarded public houses can be found nearby, together with regular local bus services. Dewsbury benefits from its own railway station, while Wakefield offers further mainline rail links to Leeds, Manchester and London. The M1 and M62 motorway networks are also only a short drive away, making the property ideal for those commuting further afield.

Only a full internal inspection will reveal everything this beautiful home has to offer and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

3'10" x 9'10" [max] x 4'4" [min] [1.17m x 3.02m [max] x 1.33m [min]]

A composite front entrance door leads into the entrance hall, with a staircase providing access to the first floor landing, a central heating radiator and a door leading through to the living room. The hallway also features modern herringbone style flooring.

LIVING ROOM

14'11" x 11'9" [max] x 11'0" [min] [4.57m x 3.60m [max] x 3.36m [min]]

Featuring a UPVC double glazed window to the front, central heating radiator, decorative panelled feature wall and media wall. A door leads through to the inner hallway, while modern herringbone-style flooring continues throughout.



INNER HALLWAY

4'11" x 3'2" [1.52m x 0.98m]

Providing access to the kitchen diner and downstairs W.C., with modern herringbone style flooring.

DOWNSTAIRS W.C.

3'2" x 6'5" [0.99m x 1.97m]

Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. The room also features a central heating radiator, extractor fan and modern herringbone style flooring.

KITCHEN DINER

14'11" x 11'3" [max] x 10'5" [min] [4.55m x 3.45m [max] x 3.20m [min]]

Featuring inset spotlights to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors leading outside. There is also a useful understairs storage cupboard and modern herringbone style flooring. The kitchen is fitted with a range of modern shaker-style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is a four ring gas hob with partial glass splashback and stainless steel extractor hood above, integrated oven, integrated fridge freezer, integrated washing machine and integrated slimline dishwasher. The Ideal combination boiler is also housed within the kitchen.

FIRST FLOOR LANDING

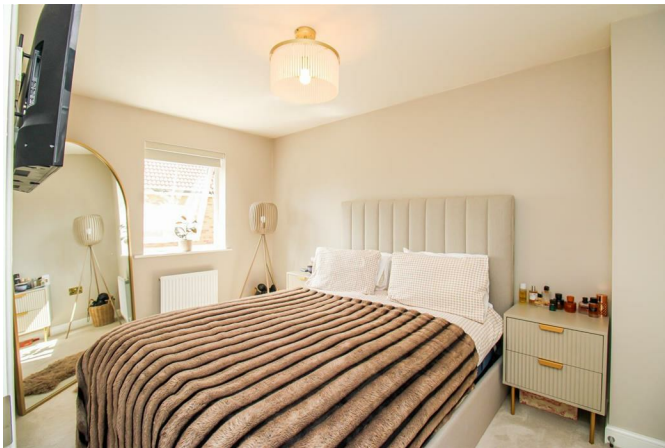
12'3" x 6'6" [max] x 3'0" [min] [3.75m x 2.0m [max] x 0.93m [min]]

Providing loft access, a central heating radiator and access to two useful storage cupboards. Doors lead to all three bedrooms and the house bathroom. The landing is carpeted throughout.

BEDROOM ONE

8'4" x 14'7" [max] x 11'4" [min] [2.55m x 4.45m [max] x 3.47m [min]]

Featuring a UPVC double glazed window overlooking the rear garden, central heating radiator, carpeted flooring and access to the en suite shower room.



EN SUITE SHOWER ROOM

4'5" x 8'5" [max] x 4'3" [min] [1.35m x 2.58m [max] x 1.30m [min]]

Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, together with a shower cubicle featuring a mixer shower and glass screen. The shower enclosure is tiled, while the room also benefits from a central heating radiator, extractor fan, shaver point and vinyl flooring.



BEDROOM TWO

8'1" x 12'7" [2.48m x 3.85m]

Featuring a UPVC double glazed window to the front, central heating radiator and carpeted flooring.



BEDROOM THREE

9'6" x 6'8" [2.92m x 2.05m]

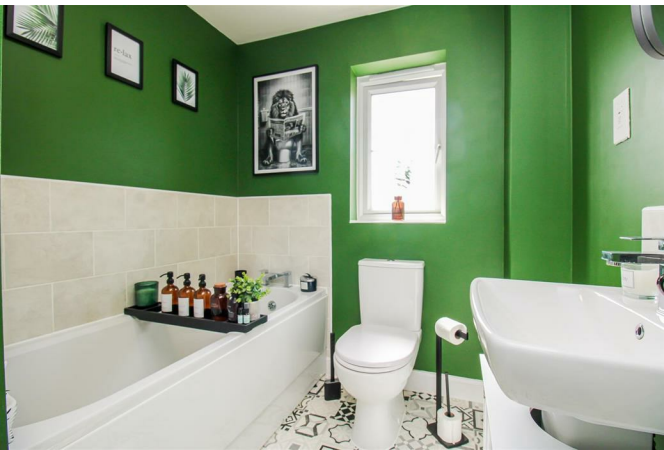
Featuring a UPVC double glazed window to the front, central heating radiator and carpeted flooring.



BATHROOM

6'5" x 7'10" [max] x 5'6" [min] [1.96m x 2.40m [max] x 1.70m [min]]

Fitted with a three piece suite comprising a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and a panelled bath with mixer tap and tiled surround. Further features include a frosted UPVC double glazed window overlooking the rear garden, central heating radiator, extractor fan, shaver point and vinyl flooring.



OUTSIDE

To the front, the property benefits from an attractively landscaped buffer-style garden with paved and pebbled borders, together with a paved pathway leading to the entrance door. Two block paved parking spaces provide off road parking. The landscaped rear garden has been designed for low maintenance and features an artificial lawn, paved patio area ideal for outdoor dining and entertaining, and pebbled borders. The garden is fully enclosed by timber fencing, making it suitable for children and pets.



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.

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.