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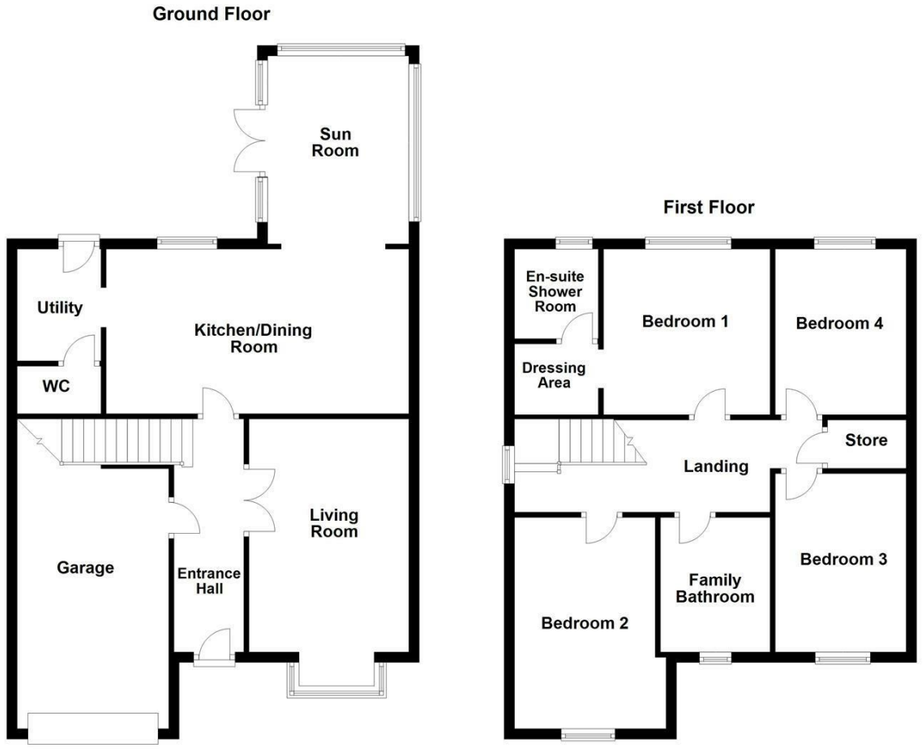


# 41 Rosewood Drive, Dewsbury, WF12 7SX

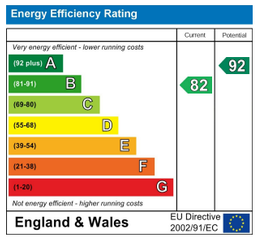
## For Sale Freehold £385,000

Superbly appointed throughout is this deceptively spacious and modern four bedroom detached family home originally built by Harron Homes with the added benefit of a sun room extension to the rear.

The accommodation comprises entrance hall, bay fronted living room, quality fitted open plan kitchen/dining room with sun room off, utility room and guest w.c. The first floor galleried landing leads to four bedrooms (the main bedroom with dressing area and en suite shower room) and the family bathroom. Outside the property has a lawned garden to the front with double driveway leading to the integral garage. To the rear the garden has been landscaped with Indian stone patio, lawn, raised borders and timber decking.

The property is situated in a modern development which is well placed for access to local amenities including shops, schools and local bus routes are nearby as well as good access to the motorway network.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment




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.

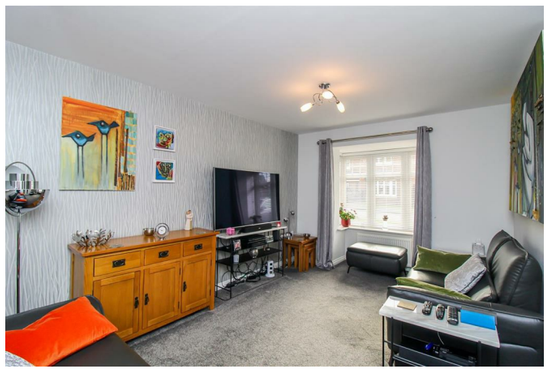
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
Composite double glazed front entrance door leading into the spacious entrance hall. Inset spotlights, ceiling cornice, staircase to the first floor landing, central heating radiator, porcelain tiled floor, glazed double doors leading to the living room and a further glazed door to the kitchen/dining room. Access to the integral garage.

### LIVING ROOM
14'9" x 10'1" (4.50 x 3.09)
UPVC double glazed walk-in bay window to the front elevation and central heating radiator.



### KITCHEN/DINING ROOM
19'2" x 10'7" (5.86 x 3.23)
A spacious and stylish open plan kitchen/dining room fitted with a range of modern wall and base units with granite work surfaces and tiled splash back. Double ceramic sink unit, integrated double oven, five ring induction hob with canopy hood over, double integrated microwave ovens, integrated under counter fridge and freezer, integrated dishwasher, porcelain tiled floor, inset spotlights, central heating radiator, UPVC double glazed window to the rear elevation and open archways through to the sun room and utility room.

### SUN ROOM
11'10" x 8'11" (3.63 x 2.73)
UPVC double glazed windows to three sides incorporating French doors to the garden. Inset spotlights, central heating radiator and porcelain tiled floor.

### UTILITY ROOM
7'1" x 5'4" (2.16 x 1.63)
Matching fitted wall and base units with granite work surface and tiled splash back, integrated fridge/freezer, integrated washing machine, integrated dryer, porcelain tiled floor, central heating radiator, inset spotlights, composite double glazed rear entrance door and door to the guest w.c.

### GUEST W.C.
5'0" x 2'10" (1.54 x 0.88)
Two piece suite comprising low flush w.c. and wall hung wash basin. Part tiled walls, porcelain tiled floor, central heating radiator and extractor vent.

### FIRST FLOOR LANDING
Doors to four bedrooms and the family bathroom/w.c. Store cupboard/cylinder cupboard, central heating radiator, loft access, inset spotlights and UPVC double glazed window to the side elevation.

### BEDROOM ONE
10'10" x 9'10" (3.31 x 3.02)
UPVC double glazed window to the rear elevation, central heating radiator and open archway to the dressing area.

### DRESSING AREA
Built-in wardrobe with sliding mirrored doors. Door to the en suite shower room/w.c.

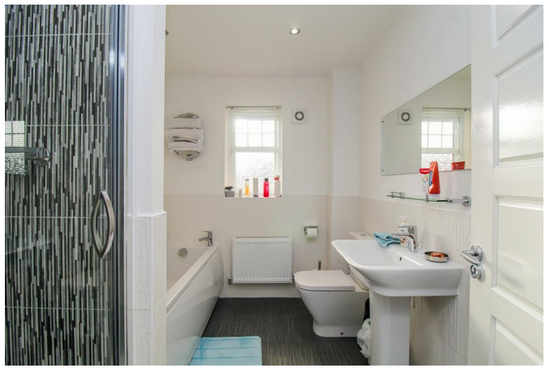
### EN SUITE SHOWER ROOM/W.C.
5'11" x 5'8" (1.81 x 1.73)
Three piece suite comprising corner shower enclosure with sliding glazed door and thermostatic shower, low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, inset spotlights, extractor vent and UPVC double glazed frosted window to the rear elevation.

### BEDROOM TWO
13'4" x 9'7" max (4.07 x 2.94 max)
UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM THREE
11'3" x 8'7" (3.43 x 2.64)
UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM FOUR
10'9" x 8'7" (3.30 x 2.64)
UPVC double glazed window to the rear elevation and central heating radiator.

### FAMILY BATHROOM/W.C.
8'5" x 6'11" (2.58 x 2.12)
Four piece suite comprising panelled bath, shower enclosure with waterfall head and thermostatic shower, low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, inset spotlights, extractor vent and UPVC double glazed frosted window to the front elevation.



### OUTSIDE
A double block paved driveway provides off street parking leading to the integral single garage with up and over door, power and lighting. Lawned area to the front and a pebbled planted border. Pedestrian gated access at the side of the property leads to the enclosed rear garden which has been landscaped and incorporates lawn, Indian stone patio seating area, railway sleeper borders with shrubbery, timber decking and outside lighting/water supply.

### 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.