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26 Windsor Road, Dewsbury, WF12 7RE

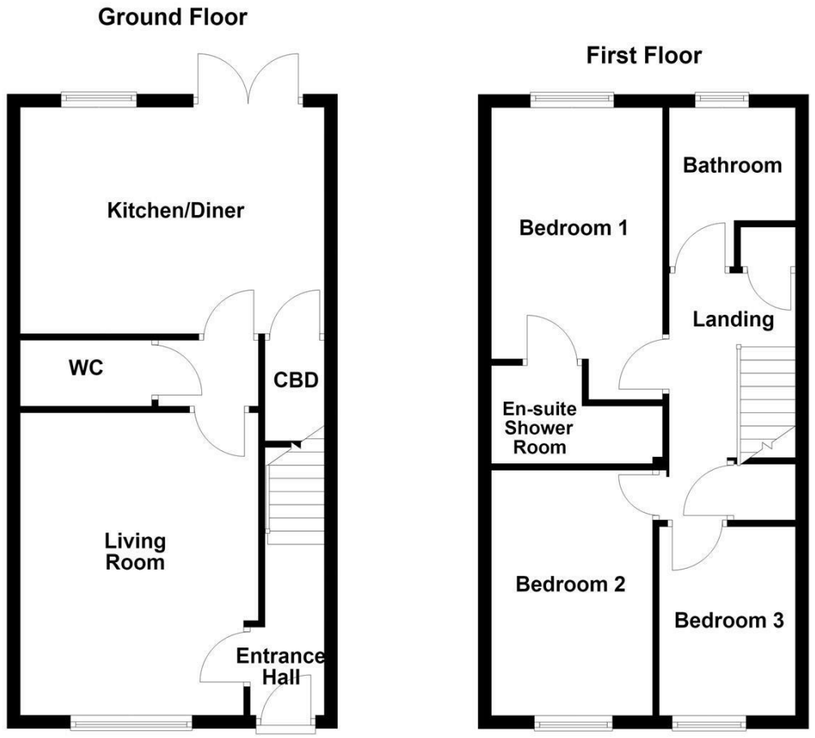
For Sale Freehold £275,000

An excellent opportunity to purchase this beautifully presented three bedroom semi detached home, situated on a modern and highly regarded residential development. Offering spacious and well appointed accommodation throughout, the property is ideal for first time buyers, growing families, and professional couples alike.

The property benefits from a welcoming entrance hall which leads through to the spacious living room, with access to an inner hallway featuring a convenient downstairs WC. To the rear is a contemporary kitchen/diner, fitted with a range of modern units, integrated appliances, and French doors opening onto the rear garden, creating an ideal space for both everyday family living and entertaining. To the first floor, the landing provides access to three well proportioned double bedrooms and a stylish three piece family bathroom. Two useful storage cupboards are located off the landing, together with loft access via a bi-fold hatch and a wooden folding ladder. The boarded loft benefits from lighting and fixed shelving, offering an excellent amount of additional storage. The principal bedroom also enjoys the advantage of a modern three piece en-suite shower room. Externally, the front of the property features a double block-paved driveway providing off-road parking for two vehicles, complete with an electric vehicle charging point and a sensor-operated external light. A paved pathway leads to the front entrance and continues along the side of the property through a timber gate, providing access to the enclosed rear garden. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. An Indian stone pathway leads to a generous Indian stone patio, ideal for outdoor dining and entertaining. Beyond is a well-maintained lawn bordered by mature planting, with timber fencing enclosing the garden on all three sides to provide a good degree of privacy. Additional external features include an outside water tap and a useful timber storage shed.

Ideally positioned within walking distance of local amenities and well regarded schools, the property also offers excellent commuter links, with both the M1 and M62 motorway networks just a short drive away.

Only a full internal inspection will truly reveal the quality, space, and finish this superb home has to offer. Early viewing is 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
A composite front entrance door leads into the welcoming entrance hall, which features a central heating radiator, staircase with handrail rising to the first-floor landing, and a door leading into the living room.

LIVING ROOM
14'11" x 11'10" (max) x 11'1" (min) (4.57m x 3.63m (max) x 3.40m (min))
This well proportioned reception room benefits from a UPVC double glazed window overlooking the front elevation, a central heating radiator, a programmable thermostat providing zoned heating control, and a door leading through to the inner hallway.

INNER HALLWAY
Provides access to the downstairs WC and the kitchen/diner.

DOWNSTAIRS W.C.
6'7" x 3'3" (2.02m x 1.0m)
Fitted with a low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator and a wall mounted extractor fan.

KITCHEN/DINER
11'3" x 15'0" (3.43m x 4.59m)
Fitted with a modern range of wall and base units complemented by laminate work surfaces and matching upstands. There is a stainless steel single drainer sink with swan neck mixer tap, plumbing for a washing machine, space for a tumble dryer, an integrated Zanussi slimline dishwasher, and an integrated oven and grill with a four ring hob, glass splashback and extractor canopy above. Further integrated appliances include a fridge and freezer. UPVC double glazed French doors with built-in blinds open onto the rear garden, alongside a UPVC double glazed window overlooking the rear aspect. The combi condensing boiler is neatly housed within one of the kitchen cupboards. The room also benefits from a central heating radiator, downlighting beneath the wall units, and access to a useful understairs storage cupboard with shelving and power.

FIRST FLOOR LANDING
The first floor landing features a central heating radiator and loft access via a bi-fold hatch with a folding wooden ladder leading to a boarded loft, complete with lighting and fixed shelving. Doors lead to three double bedrooms, the family bathroom, a storage cupboard over the bulkhead of the stairs, and a further storage cupboard with fitted shelving.

BEDROOM ONE
8'6" x 14'6" (max) x 12'6" (min) (2.60m x 4.43m (max) x 3.83m (min))
This spacious principal bedroom enjoys a UPVC double glazed window overlooking the rear elevation, a central heating radiator, a programmable thermostat providing zoned heating control, and a door leading to the en-suite shower room.

EN SUITE SHOWER ROOM
4'5" x 8'6" (max) x 4'4" (min) (1.35m x 2.60m (max) x 1.33m (min))
Fitted with a modern three piece suite comprising an enclosed shower cubicle with bi-folding glass door and mixer shower, pedestal wash hand basin with mixer tap and tiled splashback, and a low flush WC. Further features include full height tiling within the shower enclosure, a chrome heated towel radiator, wall mounted shaver socket, extractor fan, and ceiling lighting.

BEDROOM TWO
8'3" x 12'9" (2.52m x 3.90m)
UPVC double glazed window overlooking the front elevation and a central heating radiator.

BEDROOM THREE
9'7" x 6'6" (2.93m x 2.0m)
UPVC double glazed window overlooking the front elevation together with a central heating radiator.

BATHROOM
6'3" x 7'10" (max) x 5'7" (min) (1.93m x 2.40m (max) x 1.71m (min))
Comprises a modern three piece suite including a panelled bath with mixer tap, pedestal wash hand basin with mixer tap and tiled splashback, and a low flush WC. The room also benefits from a chrome heated towel radiator, wall-mounted shaver socket, extractor fan, and a frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
Externally, the property enjoys a double block paved driveway providing off road parking for two vehicles. There is an electric vehicle charging point, a sensor operated external light, and a low maintenance pebbled frontage with a paved pathway leading to the front entrance. The pathway continues down the side of the property through a timber gate, leading to the enclosed rear garden. An Indian stone pathway opens onto a generous Indian stone patio, creating an ideal space for outdoor dining and entertaining. Beyond is an attractive lawn with planted borders to two sides, a timber garden shed, and timber fencing enclosing the garden to provide a good degree of privacy. A useful outside water tap is located beneath the kitchen window.

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.