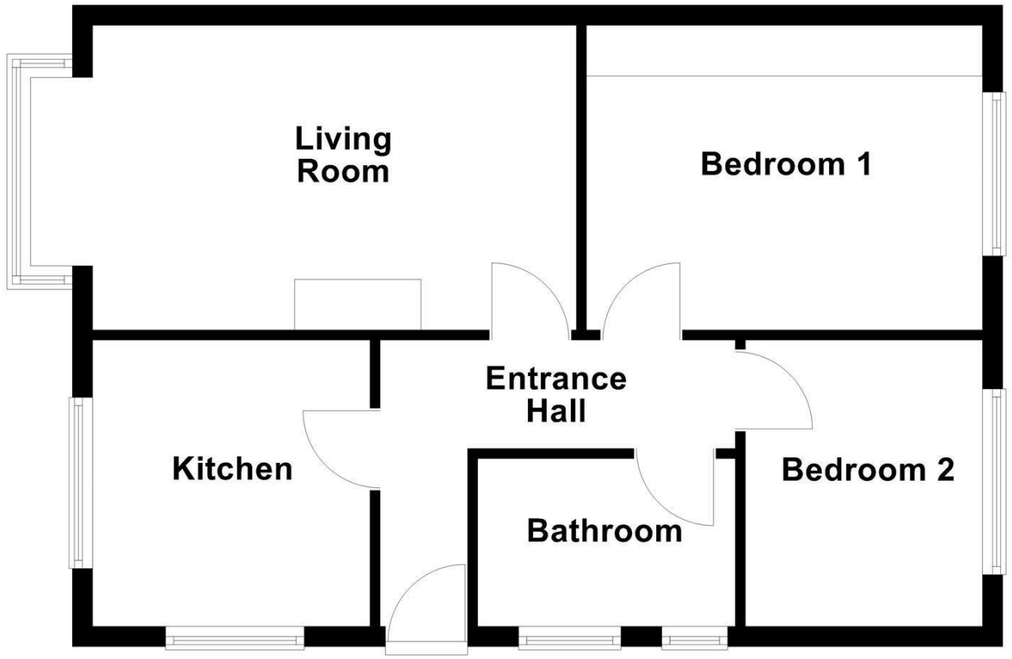
Ground Floor

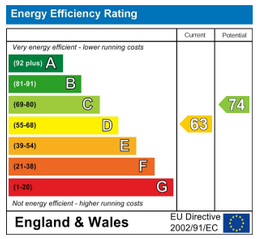


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

6 Watson Avenue, Dewsbury, WF12 8PZ

For Sale Freehold Offers In The Region Of £195,000

Although a Dewsbury postcode, the property is located in Ossett.

Set in a cul-de-sac is this two bedroom semi-detached property. Completely re-decorated, newly carpeted throughout and available for immediate occupation with no chain.

The property is close to a main bus route running between Wakefield and Dewsbury. Also offering easy access for M1 and M62 motorways.

A full internal inspection of this quality home will reveal all that is on offer and an early viewing is recommended.

The property comprises of an entrance hall with direct access to the kitchen, large living room, two bedrooms and a three piece fitted bathroom. A concealed substantial loft ladder gives easy access to a partly bordered spacious loft.

Outside to the front, there is a lawned area and a concrete driveway offering off road parking for two vehicles. Double gates lead to extended parking and a single detached garage. The rear substantial garden is lawned, tiered and easily maintained. There is a large patio area ideal for outdoor dining, a timber shed, and a greenhouse. The outlook is that of fields giving a great degree of privacy.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door into the hallway. Coving to the ceiling, central heating radiator, control panel to gas boiler located in the loft. Air purifier outlet for equipment also positioned in the loft space.

KITCHEN
8'11" x 9'3" (2.74m x 2.84m)
Two UPVC double glazed windows to the front and side, central heating radiator. A range of wall and base units with laminate worksurfaces over and tiled splashback above, space for a freestanding fridge/freezer and a washer/dryer. Stainless steel sink and drainer, storage cupboard with fixed shelving within. New laminate floor.

LIVING ROOM
10'11" x 15'8" (min) x 18'8" (max) (3.35m x 4.80m (min) x 5.70m (max))
UPVC double glazed bay window to the front, coving to the ceiling, two central heating radiators, living flame effect gas fire. Dimmable ceiling and wall lights, terrestrial aerial feed, satellite feed, also a choice of two internet providers.

BEDROOM ONE
12'11" x 8'10" (min) (3.94m x 2.71m (min))
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and drawers to one wall.

BEDROOM TWO
7'11" x 9'3" (2.43m x 2.83m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
5'6" x 8'3" (1.69m x 2.52)
Two UPVC double glazed windows to the side, half tiled walls. Panelled bath with two taps and bi folding glass shower screen. Electric shower with rain shower head attachment. Pedestal wash basin with two taps, low flush W.C.. Chrome ladder style radiator.

OUTSIDE
To the front of the property is an attractive lawned front garden with a concrete driveway providing off road parking for two vehicles with a double metal gate to the side, continuing the off road parking and leading to a single detached garage (5.47m x 2.83m). The garden to the rear is substantial, easily maintained overlooking fields, giving excellent privacy. Tiered with two lawned areas a large paved patio, perfect for outdoor dining and entertaining. There is also a useful timber shed and a greenhouse.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.