Richard Kendall Estate Agent

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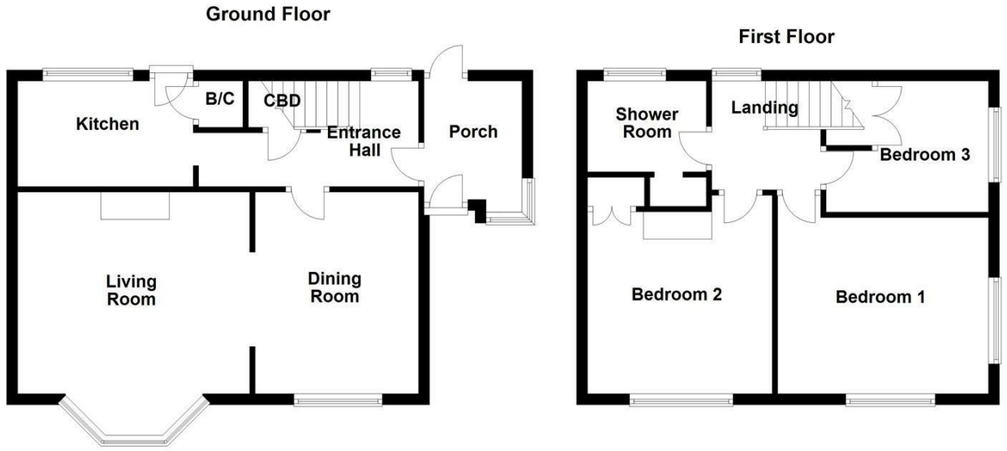
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11 Maple Road, Dewsbury, WF12 8PH

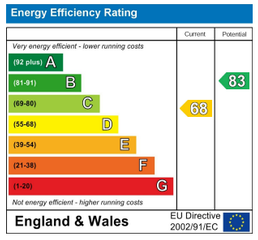
For Sale Freehold £160,000

A fantastic opportunity to purchase this three bedroom semi detached house benefitting from modern kitchen and house shower room, enclosed gardens and off street parking.

With UPVC double glazed windows and gas central heating, the property briefly comprises of entrance porch, entrance hall, modern fitted kitchen and dining room with archway into the living room. To the first floor landing there are three bedrooms and modern three piece suite house shower room/w.c. Outside to the front, the property is accessed via double cast iron gates providing access onto off road parking for the property with a low maintenance pebbled garden, enclosed to the front. Whilst to the rear is a large paved patio area, attractive lawned garden and second corner paved patio, enclosed by timber panelled surround fences. There are three outbuildings; an outside w.c., utility room and large store room.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield, Dewsbury and Huddersfield. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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 PORCH
Timber front entrance door leading into the porch. Half tiled and paved floor, two timber single glazed windows to the front and side and composite rear door. Solid wooden door leading into the entrance hall.

ENTRANCE HALL
UPVC double glazed window to the side aspect, coving to the ceiling, dado rail, laminate flooring, staircase with double handrails leading to the first floor landing and central heating radiator. Archway into the modern fitted kitchen, door into the dining room and small door to the understairs storage cupboard.

KITCHEN
10'8" x 7'5" (3.26m x 2.28m)
Range of wall and base high gloss units with chrome handles, laminate work surface over and glass splash back above, stainless steel sink and drainer with chrome swan neck mixer tap, integrated oven and grill with four ring gas hob with cooker hood over with curved glass surround and integrated microwave. Space for a fridge/freezer, fully tiled floor, built in wine rack, UPVC double glazed window overlooking the rear aspect and timber door providing access to the rear garden. Door into the boiler cupboard housing the combi condensing boiler within.

DINING ROOM
12'1" x 9'10" (3.70m x 3.02m)
Ceiling rose, coving to the ceiling, dado rail, central heating radiator and UPVC double glazed window overlooking the front aspect. Archway providing access into the living room.

LIVING ROOM
13'10" x 12'1" (4.24m x 3.69m)
Coving to the ceiling, ceiling rose, dado rail, two wall lights and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Walk in bay UPVC double glazed window overlooking the front aspect and central heating radiator.

FIRST FLOOR LANDING
Loft access, coving to the ceiling, UPVC double glazed window overlooking the side elevation and dado rail. Doors providing access to three bedrooms and modern fitted house shower room.

SHOWER ROOM/W.C.
10'7" x 5'5" (3.25m x 1.66m)
Three piece suite comprising curved shower cubicle with double glass doors and mixer shower within, low flush w.c. and wash basin with chrome mixer tap built into high gloss vanity cupboard. Fully tiled walls, UPVC double glazed frosted window overlooking the rear elevation and an opening providing access into the beauty room with chrome style radiator and UPVC cladding with chrome strips to the ceiling.

BEDROOM ONE
12'11" x 10'7" (3.95m x 3.23m)
UPVC double glazed windows to the front and side and central heating radiator.

BEDROOM TWO
12'0" x 11'1" (3.68m x 3.38m)
UPVC double glazed window to the front elevation, central heating radiator and built in double wardrobe.

BEDROOM THREE
10'0" (max) x 6'7" (min) x 7'11" (3.05m (max) x 2.02m (min) x 2.43m)
UPVC double glazed window overlooking the side elevation, central heating radiator and door providing access to the storage cupboard over the bulkhead of the stairs.

OUTSIDE
To the front of the property there are double cast iron gates providing access onto a tarmacadam and paved driveway with a low maintenance and enclosed pebbled front garden with paved pathway edges and cast iron railings. Within the rear garden there's a large paved patio area, perfect for entertaining and dining purposes, a lawned garden and second elevated corner patio area, enclosed by timber panelled surround fences on all three sides. There's three brick built outhouses, outhouses one being a w.c. with light, the second outhouse (2.51m x 1.52m) with power, laminate work surface with space and plumbing for a washing machine, dryer and fridge/freezer. The third outhouse is a large storage cupboard.

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

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.