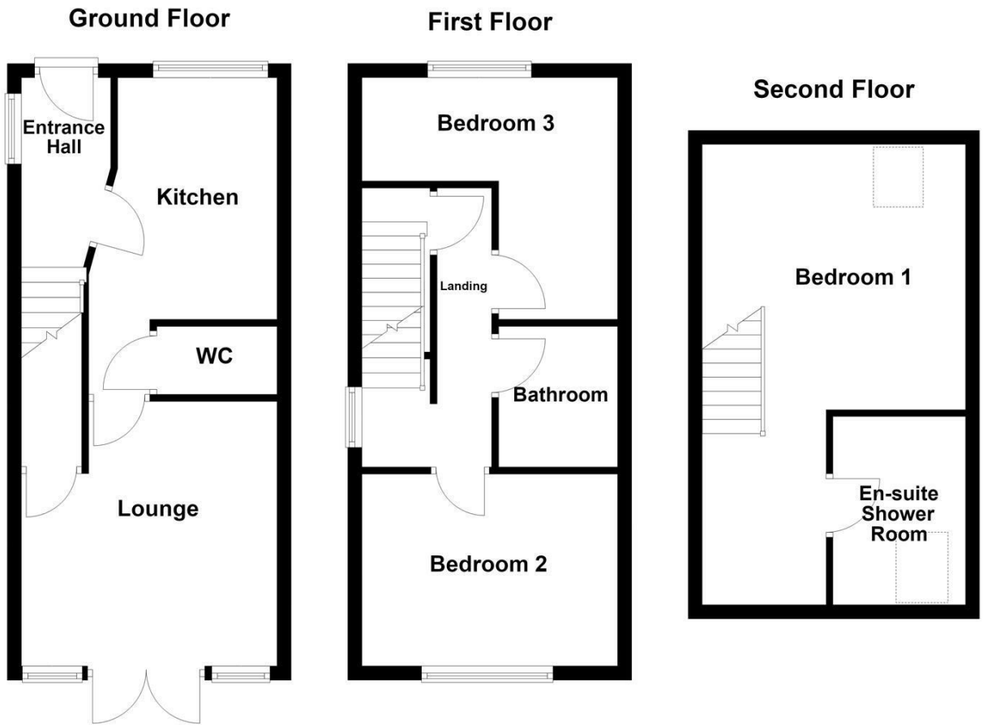
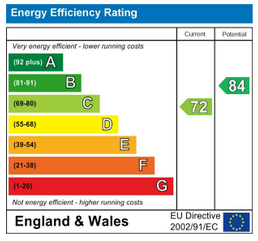




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



48 Meadow Bank, Dewsbury, WF13 3SL

For Sale Freehold £220,000

Superbly appointed throughout is this spacious three bedroom semi detached home, with accommodation arranged over three floors and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall leading into a modern fitted kitchen, downstairs W.C. and spacious living room with French doors opening onto the rear garden.
To the first floor are two bedrooms and the house bathroom, with a further staircase rising to the second floor where the principal bedroom is located, complete with its own modern en suite shower room. Externally, to the front is a block paved driveway providing off road parking, while a timber decked pathway leads around the side of the property to the rear garden. The rear garden features a recently fitted decked patio area with steps leading down to the garden beyond.
The property is well placed for a range of local amenities including shops and schools, with regular bus services operating nearby.

Offered for sale with no onward chain, this attractive home would make an ideal purchase for a first time buyer, couple or family looking to take their next step on the property ladder.

An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the entrance hall. Central heating radiator, UPVC double glazed window overlooking the side elevation and staircase providing access to the first floor landing. Opening through into the modern fitted kitchen.

KITCHEN
11'0" x 8'8" (3.37 x 2.65)
Fitted with a modern range of cream high gloss wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated slimline dishwasher, integrated fridge and freezer, integrated oven and grill and space and plumbing for a washing machine. Tiled flooring, tiled splashbacks, central heating radiator, inset spotlights to the ceiling and UPVC double glazed window overlooking the front elevation. Access to the downstairs W.C.

DOWNSTAIRS W.C.
Fitted with a low flush W.C. and pedestal wash basin. Tiled flooring.

LIVING ROOM
12'4" x 11'10" (3.77 x 3.63)
UPVC double glazed French doors opening onto the rear garden with adjoining glazed side panel. Inset spotlights to the ceiling, useful understairs storage and central heating radiator.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation and doors providing access to two bedrooms and the house bathroom. A further staircase provides access to the second floor principal bedroom.

BEDROOM TWO
11'10" x 9'2" (3.62m x 2.80m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

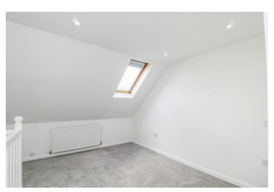


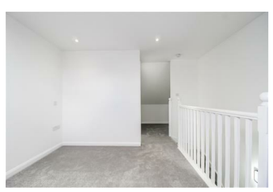
BEDROOM THREE
10'11" x 11'10" (3.35 x 3.63)
UPVC double glazed window overlooking the front elevation and central heating radiator.

HOUSE BATHROOM
6'6" x 5'6" (2.00m x 1.68m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over and separate shower attachment. Part tiled walls, tiled flooring and chrome ladder style heated towel radiator.

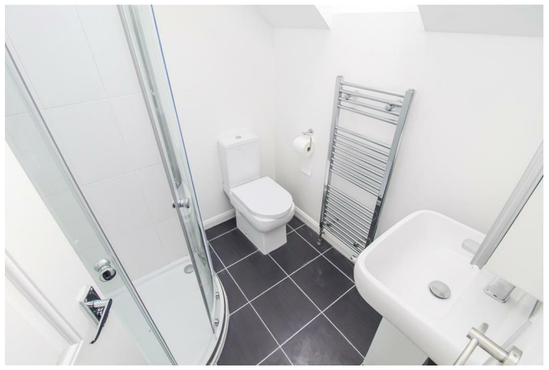


BEDROOM ONE
20'9" x 11'10" (6.34 x 3.63)
Spacious second floor principal bedroom with timber framed double glazed Velux style roof window, central heating radiator and inset spotlights. Sloping ceilings to the front and rear elevations. The boiler is also housed within the room. Door providing access to the en suite shower room.





EN SUITE SHOWER ROOM
5'10" x 5'10" (1.79m x 1.78m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and corner shower enclosure with mixer shower and separate shower attachment. Fully tiled walls, tiled flooring, chrome ladder style heated towel radiator and frosted timber framed double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a block paved driveway providing off road parking. A timber decked pathway runs along the side of the property and leads into the rear garden. To the rear is an attractive recently fitted timber decked patio area with steps leading down to the garden beyond.

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

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

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.