

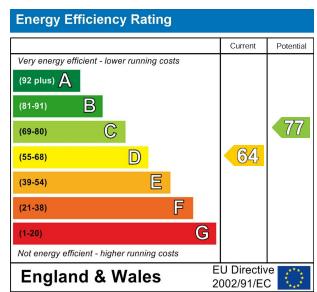
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 20 Ullswater Close, Dewsbury, WF12 7PN

For Sale Freehold £342,500

A fantastic opportunity to purchase this spacious and extended four bedroom detached property situated at the head of a cul-de-sac benefitting from conservatory, ample driveway parking with integral garage and enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, living room, downstairs w.c., sitting room, conservatory and kitchen. The first floor landing leads to four bedrooms (one with en suite shower room) and main house bathroom. Outside to the front, a driveway provides ample off road parking for four vehicles leading to the single integral garage. To the rear is an enclosed landscaped garden with artificial lawn, paved pathways and timber patio area, perfect for al fresco dining.

The property is ideally placed for all local shops and amenities that both Dewsbury and Ossett has to offer. It is well placed for the motorway network for those looking to commute 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.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted side panels, laminate flooring, staircase leading to the first floor landing, central heating radiator, coving to the ceiling, understairs storage cupboard and doors to the downstairs w.c., kitchen/sitting room and living room.

### LIVING ROOM

10'10" x 11'7" [min] x 14'7" [max] (3.31m x 3.55m [min] x 4.46m [max])

Coving to the ceiling, UPVC double glazed bay window overlooking the front aspect, contemporary radiator, multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle.



### W.C.

5'10" x 4'5" (1.80m x 1.35m)

Laminate flooring, low flush w.c. and pedestal wash basin with mixer tap.

### SITTING ROOM

9'10" x 14'1" (3.00m x 4.29m)

Laminate flooring, two contemporary radiators, coving to the ceiling, timber bi-folding doors leading to the conservatory, multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle. Feature archway leading into the open plan kitchen.



### CONSERVATORY

9'9" x 9'6" (2.98m x 2.90m)

Laminate flooring, contemporary radiator, UPVC double glazed windows and UPVC double glazed door leading into the rear garden.



### KITCHEN

13'5" x 9'4" [min] x 10'2" [min] (4.09m x 2.86m [min] x 3.11m [min])

Range of wall and base units with laminate work surface over, central island with 1 1/2 sink and drainer with swan neck mixer tap, Range cooker with five gas burner and cooker hood. Integrated fridge/freezer, space and plumbing for a washing machine. Composite rear entrance door, UPVC double glazed window to the rear and coving to the ceiling.

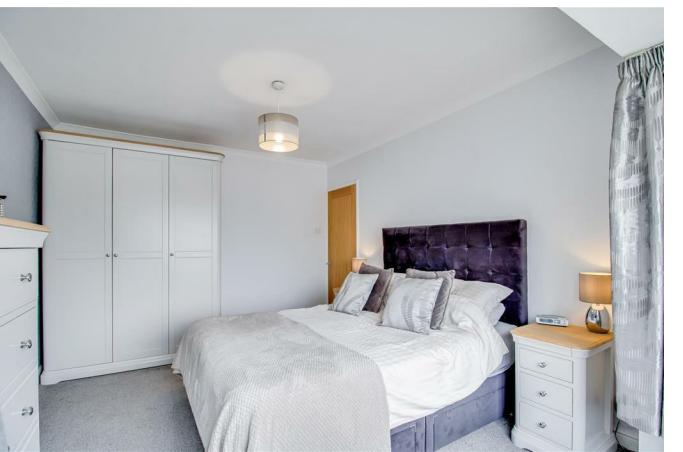
### FIRST FLOOR LANDING

Coving to the ceiling, loft access with bi-folding wooden staircase ladder, dado rail, central heating radiator and doors to four bedrooms and house bathroom.

### BEDROOM ONE

12'3" [max] 0'0" x 14'11" [max] x 10'6" (3.75m [max] x 4.57m [max] x 3.22m)

Coving to the ceiling, UPVC double glazed bay window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

12'2" x 9'4" (3.72m x 2.86m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



### BEDROOM THREE

6'11" x 10'6" (2.11m x 3.21m)

UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and door providing access to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

5'5" x 6'4" (1.67m x 1.94m)

Modern three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. UPVC double glazed frosted window overlooking the rear elevation, inset spotlights and chrome ladder style radiator.

### BEDROOM FOUR

9'5" x 6'4" (2.88m x 1.94m)

UPVC double glazed window overlooking the front elevation, central heating radiator and bi-folding door providing access into the overstairs built in wardrobe.

### BATHROOM/W.C.

5'5" x 7'10" (1.67m x 2.41m)

Modern three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and panelled bath with centralised mixer tap and pull out shower attachment.

Chrome ladder style radiator, inset spotlights and UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front of the property is a double driveway providing ample off road parking for four vehicles with electric car charging point leading to the single integral garage with manual up and over door, power and light. To the rear is an attractive artificially lawned garden with stone paved pathways, aluminium shed and timber patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



### 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.