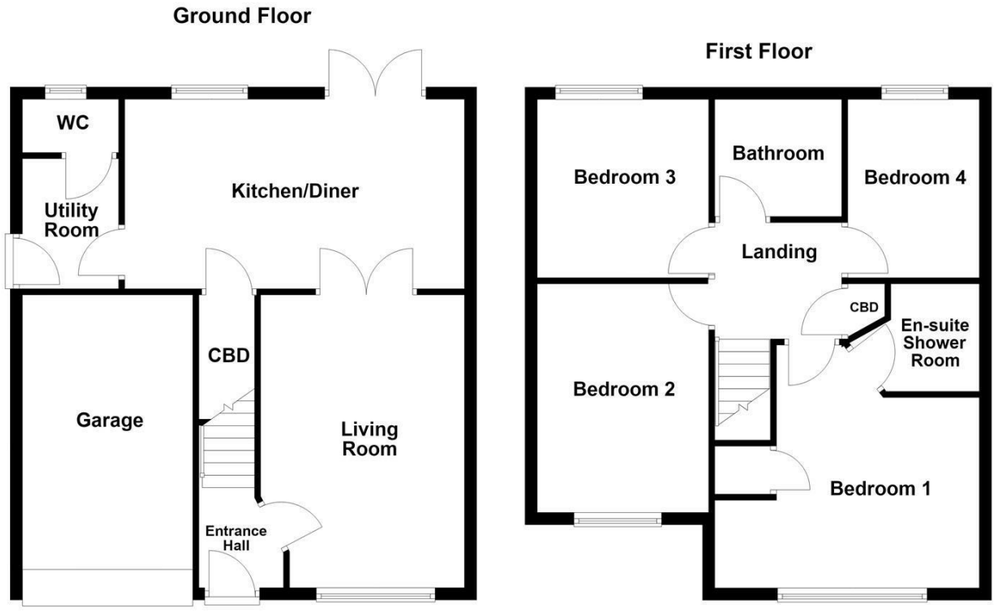
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





30 Kingfisher Way, Dewsbury, WF12 7DN

For Sale Freehold £335,000

A fantastic opportunity to purchase this well presented four bedroom detached family home, situated on a modern and attractive residential development.

The property is approached by a double width tarmacadam driveway providing off road parking for two vehicles, alongside an attractive lawned front garden. Internally, the accommodation briefly comprises an entrance hall with staircase to the first floor, living room with feature fireplace and double timber doors leading through to the modern kitchen diner. The kitchen diner is fitted with a range of integrated appliances and features a breakfast bar, together with French doors opening directly onto the rear garden. A separate utility room, useful understairs storage cupboard and downstairs W.C. complete the ground floor accommodation. To the first floor are four bedrooms and a modern three piece house bathroom, with the principal bedroom benefitting from its own en suite shower room and useful additional storage. The landing also provides access to a further storage cupboard and loft space. Externally, a paved pathway leads through a timber gate into the landscaped rear garden, which features two Indian stone paved seating areas ideal for al fresco dining and entertaining, together with an attractive lawn and planted borders. The garden is fully enclosed by timber panel fencing and also benefits from external lighting, power and a water connection.

The property is conveniently situated for a range of local amenities and schools, with regular bus services providing access towards Dewsbury, Leeds and Wakefield. The M1 and M62 motorway networks are also within easy reach for those travelling further afield.

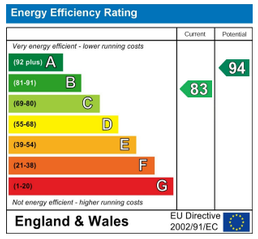
Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.

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



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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
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase with handrail providing access to the first floor landing. A wall mounted thermostat provides zoned heating control. Door providing access into the living room.

LIVING ROOM
11'0" x 15'8" (3.36m x 4.80m)
UPVC double glazed window overlooking the front aspect, central heating radiator and feature decorative fireplace with stone hearth and solid timber mantle above. Double timber doors provide access into the modern kitchen diner.



KITCHEN DINER
18'3" x 10'2" (5.58m x 3.11m)
Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. Breakfast bar providing seating for three, integrated oven and grill, four ring gas hob with tiled splashback and extractor hood above, integrated full size Beko dishwasher and separate integrated undercounter fridge and freezer. One and a half bowl ceramic sink and drainer with black swan neck mixer tap. UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors with built-in blinds opening directly onto the rear garden. Central heating radiator, LVT flooring, useful understairs storage cupboard and door providing access into the utility room.

UTILITY ROOM
7'0" x 5'2" (2.14m x 1.60m)
Composite side entrance door, laminate work surface with matching laminate upstand, space and plumbing for a washing machine and space for a tumble dryer beneath the counter. Wall mounted condensing boiler and LVT flooring.
Door providing access into the downstairs W.C.

DOWNSTAIRS W.C.
5'2" x 2'11" (1.59m x 0.89m)
Fitted with a low flush W.C. and pedestal wash basin with chrome mixer tap and tiled splashback. Central heating radiator, LVT flooring and frosted UPVC double glazed window overlooking the rear aspect.



FIRST FLOOR LANDING
Loft access and six doors providing access to four bedrooms, the house bathroom and useful storage cupboard.

BEDROOM ONE
13'4" x 11'0" (4.08m x 3.36)
UPVC double glazed window overlooking the front elevation and central heating radiator. A wall mounted thermostat provides zoned heating control. Two doors provide access to the storage cupboard positioned over the bulkhead of the stairs and the en suite shower room.



EN SUITE SHOWER ROOM
6'0" x 4'11" (1.84m x 1.51m)
Fitted with a three piece suite comprising shower enclosure with glazed screen door and mixer shower, low flush W.C. and pedestal wash basin with chrome mixer tap and tiled splashback. Fully tiled walls within the shower enclosure, central heating radiator, vinyl flooring, ceiling mounted extractor fan and frosted UPVC double glazed window overlooking the side elevation.



BEDROOM TWO
12'4" x 9'3" (3.76m x 2.82m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
9'7" x 9'3" (2.93m x 2.82m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and picture rail.

BEDROOM FOUR
9'7" x 7'3" (2.93m x 2.21m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

HOUSE BATHROOM
6'10" x 6'3" (2.09m x 1.93m)
Fitted with a three piece suite comprising panelled bath with chrome mixer tap, glazed shower screen and electric shower over, pedestal wash basin with chrome mixer tap and tiled splashback, and low flush W.C. Fully tiled walls around the bath area, central heating radiator, vinyl flooring, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



INTEGRAL GARAGE
15'11" x 9'3" (4.87m x 2.82m)
Integral single garage with manual up and over door, power and lighting. Electric vehicle charging point mounted to the rear garage wall.

OUTSIDE - FRONT
To the front is a double width tarmac driveway providing off road parking for two vehicles, together with an attractive lawned garden. A paved pathway with low maintenance pebbled borders leads through a timber gate to the rear garden.

OUTSIDE - REAR
To the rear is a landscaped and fully enclosed garden with an L-shaped Indian sandstone patio area, ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn with a planted border to one side and a second Indian stone paved seating area positioned towards the rear. Timber panel fencing encloses the garden on all three sides. There is also an external water connection beneath the kitchen window, a black up-and-down exterior light and a double outdoor power socket positioned along the side pathway.



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.