Richard Kendall Estate Agent

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10 Mardale Road, Dewsbury, WF12 7NR

For Sale Freehold £225,000

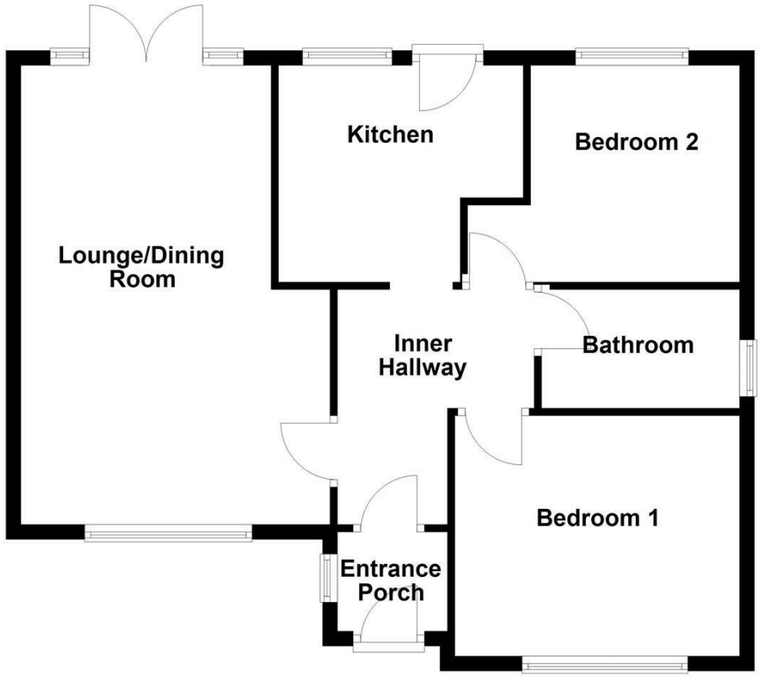
Situated on the outskirts of Dewsbury is this exceptionally presented two bedroom semi detached bungalow. Benefiting from well proportioned accommodation throughout including two good sized bedrooms, ample reception space and a modern fitted kitchen and bathroom this is certainly not a property to be missed.

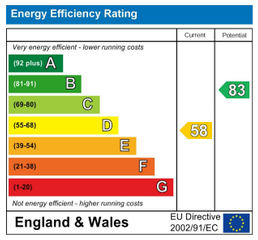
The property briefly comprises of an entrance porch leading to a central hallway with loft access. It offers two bedrooms, a bathroom, a spacious lounge diner and a kitchen, both opening to the generous rear garden. The front garden is lawned with a planted border, while a concrete driveway leads to a detached single garage with side access. The larger than average rear garden boasts a raised patio and is mainly laid to lawn and sleeper edged borders, all fully enclosed for privacy making it perfect for outdoor living.

Situated on the outskirts of Dewsbury, this property offers excellent transport links, with nearby bus routes to Wakefield, Dewsbury, and Ossett. Shops and schools are within easy reach, along with a wider range of amenities in Ossett town centre. Two nearby train stations provide major city connections, while the M62 is just a short drive away for commuters.

Only a full internal inspection will truly show what is to offer at this superb property and so an early viewing is highly advised to avoid disappointment.

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.

ACCOMMODATION

ENTRANCE PORCH
3'11" x 4'3" (1.2m x 1.3)

Composite front door with a frosted glass pane that leads into the entrance porch. UPVC double glazed window to the side, UPVC double glazed door with frosted glass pane leading to the inner hallway.

INNER HALLWAY
10'4" x 8'8" (max) x 4'5" (min) (3.15m x 2.65m (max) x 1.37m (min))

Loft access, central heating radiator, doors to bedrooms one and two, bathroom, kitchen and lounge dining room.

LOUNGE DINING ROOM
20'2" x 13'8" (max) x 11'0" (min) (6.16m x 4.17m (max) x 3.37m (min))

Dual aspect windows, UPVC double glazed windows to the front and rear, a set of UPVC double glazed French doors to the rear garden, central heating radiator, spotlighting to the ceiling.

KITCHEN
9'5" x 10'9" (max) x 8'0" (min) (2.88m x 3.3m (max) x 2.45m (min))

UPVC double glazed window to the rear, UPVC door to the rear garden, central heating radiator, spotlighting to the ceiling. A range of modern wall and base units with quartz work surface over, inset stainless steel sink with drain board in the quartz itself and a mixer tap, four ring induction hob with extractor hood above. Partial laminate splashback and partial glass splashback above the induction hob. Integrated oven, space and plumbing for washing machine and tumble dryer. space for a fridge freezer.

BEDROOM ONE
10'7" x 12'6" (3.25m x 3.83m)

UPVC double glazed window to the front, central heating radiator, range of fitted wardrobes and storage units with partially mirrored doors.

BEDROOM TWO
9'6" x 11'10" (max) x 8'11" (min) (2.92m x 3.63m (max) x 2.73m (min))

UPVC double glazed window to the rear, central heating radiator.

BATHROOM
5'3" x 8'11" (1.61m x 2.73m)

Spotlighting to the ceiling, ladder style central heating radiator, extractor fan. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap as well as a tiled splashback, panel bath with mixer tap and a mainsfed shower head attachment, glass shower screen, partial wet wall panelling.

LOFT ROOM
Velux skylight, power and light. Was previously converted however has been changed back and is currently used as storage, could be reverted if needs be.

OUTSIDE
To the front the garden is mainly laid to lawn with a planted boarder and walls surround, concrete driveway which provides off road parking and runs down the side of the property. To the rear of the property the driveway leads us up to a single detached garage with an up and over door and separate side access door. The rear garden is larger than average for the size of the property and is mainly laid to lawn with a railway sleeper planted boarder, there is a raised paved patio area perfect for outdoor dining and entertaining purposes and the garden itself is fully enclosed by timber fencing.

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

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.