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

70 Jilling Ing Park, Dewsbury, WF12 8DN

For Sale Freehold £235,000

Situated on a modern development is this well presented three bedroom semi detached property benefitting from driveway parking, garage and low maintenance garden.

The property briefly comprises entrance hall, lounge, kitchen/dining room with separate utility and downstairs w.c. The first floor landing leads to three bedrooms (main bedroom with en suite facilities) and main house bathroom/w.c. Outside there is a low maintenance garden to the side incorporating patio areas and artificial lawn. There is driveway parking to the side with a detached garage.

The property is ideally located for all local shops and amenities that Ossett and Dewsbury have to offer, whilst only being a short distance away from the motorway network, perfect for those looking to travel further afield.

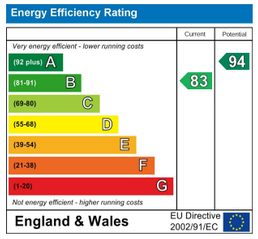
Ready to move into, this property would make a fantastic family home and an early viewing comes highly recommended.

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 HALL
Front entrance door, stairs to the first floor landing and doors to the lounge, kitchen/dining room and downstairs w.c.

LOUNGE
17'7" x 10'11" (5.36m x 3.33m)
UPVC double glazed windows to the side elevation and two central heating radiators.

KITCHEN/DINING ROOM
17'7" x 9'5" (5.36m x 2.88m)
Range of wall and base units with work surface over, integrated oven with gas hob and cooker hood. Stainless steel sink and drainer unit, integrated fridge/freezer and integrated dishwasher. Central heating radiator, UPVC double glazed window to the front elevation, UPVC double glazed French doors to the garden and door to the utility room.

UTILITY ROOM
6'1" x 5'4" (1.87m x 1.63m)
Range of base units with work surface over and tiled splash back, stainless steel sink and drainer unit, space for a washing machine and built in understairs storage cupboard.

W.C.
6'6" x 3'2" (2.0m x 0.99m)
Two piece suite comprising low flush w.c. and wash hand basin.

FIRST FLOOR LANDING
Doors to three bedrooms and house bathroom.

BEDROOM ONE
14'8" (max) x 10'3" (4.49m (max) x 3.13m)
UPVC double glazed French doors in a Juliet style balcony, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'1" (max) x 5'8" (2.17m (max) x 1.74m)
Three piece suite comprising shower cubicle with wall mounted shower, low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the front elevation. chrome style ladder radiator and partially tiled.

BEDROOM TWO
10'3" x 9'6" (3.13m x 2.92m)
UPVC double glazed window to the front elevation, central heating radiator and built in overstairs storage cupboard.

BEDROOM THREE
11'1" x 6'11" (3.38m x 2.13m)
UPVC double glazed window to the side elevation and central heating radiator.

BATHROOM/W.C.
6'11" x 6'2" (2.13m x 1.89m)
Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation.

OUTSIDE
The property has side gardens comprising flagged patio seating area, artificial lawn and corner decked seating area. There is off street parking to the side of the property with a detached garage.

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

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.