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

15 Smithy Parade, Dewsbury, WF12 0HG

For Sale Freehold £145,000

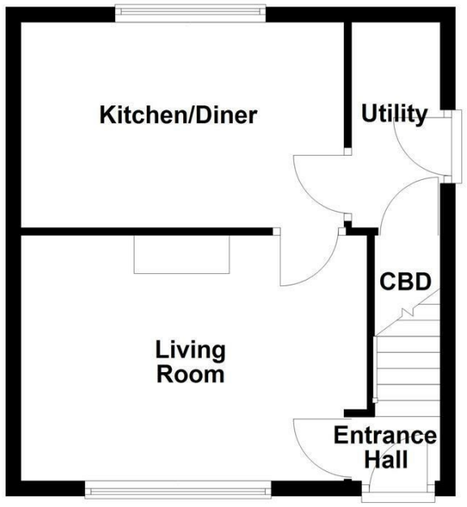
A fantastic opportunity to purchase this well presented two bedroom semi detached home, offering spacious accommodation and an attractive rear garden ideal for outdoor enjoyment.

The accommodation briefly comprises a welcoming entrance leading into a spacious living room featuring a fireplace, creating a comfortable focal point. To the rear, a generous kitchen diner is fitted with a range cooker and integrated appliances, providing ample space for both dining and entertaining, with a separate utility room adjoining and access to useful understairs storage. To the first floor, the landing leads to two well proportioned double bedrooms served by a modern three piece family shower room. Externally, the property benefits from a low maintenance front garden with a paved pathway running along the side of the property through a cast iron gate to the rear garden. The rear garden features two paved patio seating areas separated by an attractive lawn with a central fire pit, together with a metal pergola providing a sheltered outdoor seating space. A large timber shed with double doors offers excellent storage, and the garden is enclosed by mature hedging, creating a private setting.

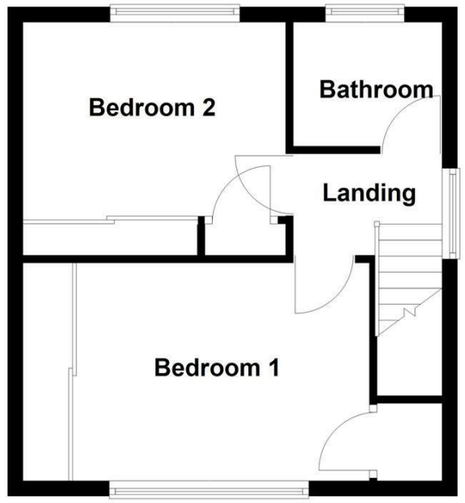
The property is conveniently located close to local amenities and schools, with regular bus routes providing access to Dewsbury town centre, while the M1 motorway network is only a short drive away, making it ideal for commuters.

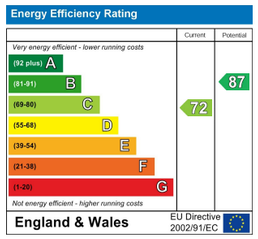
An early viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor



First 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 HALL
UPVC double glazed front entrance door with a staircase leading to the first floor landing and a door leading through to the living room.

LIVING ROOM
13'10" (min) x 14'10" (max) x 10'7" (4.24m (min) x 4.53m (max) x 3.23m)
A spacious reception room with a UPVC double glazed window overlooking the front elevation and a central heating radiator. A cast iron log burner is inset onto a tiled hearth with a decorative wooden mantle above, complemented by a built-in ceiling speaker system. A door provides access through to the kitchen diner at the rear.

KITCHEN/DINER
8'7" x 13'8" (2.63m x 4.19m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, incorporating a stainless steel sink and drainer with mixer tap. A range cooker with extractor hood over, integrated full size dishwasher, and integrated fridge and freezer. Laminate flooring, central heating radiator, ceiling speaker system, downlights beneath wall cupboards, a UPVC double glazed window overlooking the rear garden, and a door leading through to the utility room.

UTILITY
3'10" x 8'4" (1.19m x 2.55m)
Laminate flooring and laminate work surface incorporating plumbing and drainage for a washing machine with additional under counter appliance space. The wall mounted combi condensing boiler is housed here. UPVC double glazed side entrance door provides external access, inset ceiling spotlights and a door leads to an understairs storage cupboard which houses the Bluetooth connection for the wireless speaker system.

FIRST FLOOR LANDING
Centrally positioned UPVC double glazed window overlooking the side elevation, loft access, and inset ceiling spotlights above the staircase. Doors lead to both bedrooms and the house bathroom.

BEDROOM ONE
9'2" x 12'7" (2.80m x 3.84m)
Mirrored sliding doors to fitted wardrobes along one wall, with an additional built-in single wardrobe opposite. UPVC double glazed window overlooks the front elevation and a central heating radiator.

BEDROOM TWO
11'2" x 8'3" (3.42m x 2.54m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, and fitted double wardrobes with mirrored sliding doors. A further door provides access to a storage cupboard with hanging space.

BATHROOM/W.C.
5'4" x 6'4" (1.64m x 1.94m)
Fitted with a modern three piece suite comprising an L-shaped panel bath with glass bi-fold shower screen, waterfall mixer tap, and separate mixer shower with chrome rainfall head and additional shower attachment. Wall mounted wash basin with chrome mixer tap and low flush w.c. Fully tiled walls and flooring, inset ceiling spotlights, extractor fan, chrome heated towel radiator, and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property is a low maintenance pebbled garden which can be used for off road parking with a paved pathway, leading through a cast iron gate to the rear garden. The rear garden features a paved patio area beneath a metal pergola with plastic roof covering, a pleasant lawn garden with centrally positioned fire pit, and a large timber shed with double doors and two single glazed side windows. A further paved patio area is located in the corner, with private hedge borders on three sides providing good privacy.

NON STANDARD
This property is non-standard (system built) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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

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.