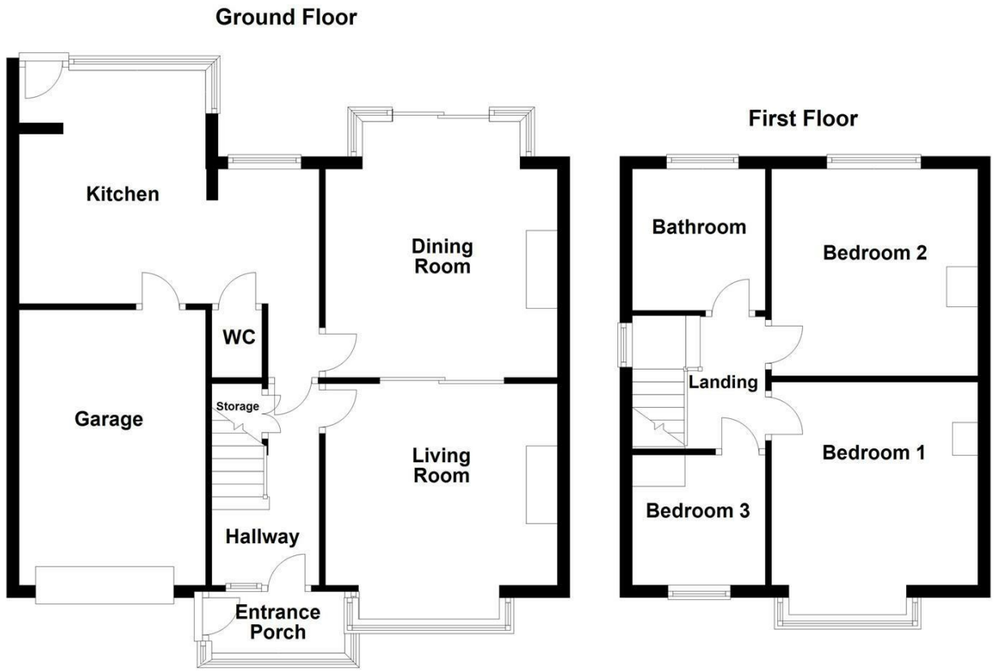
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



30 Ullswater Road, Dewsbury, WF12 7PR

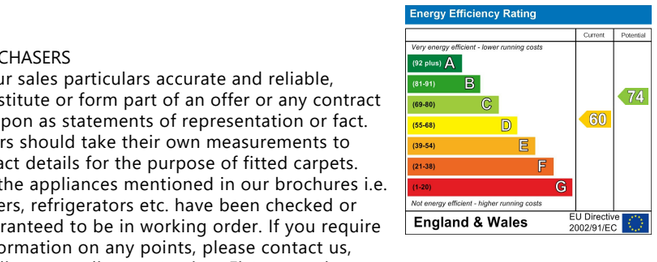
For Sale Leasehold £235,000

Situated in Dewsbury is this extended three bedroom semi detached property benefitting from well proportioned accommodation throughout, off road parking, gardens to the front and rear with expansive views to the rear.

The property briefly comprises of the entrance porch, hallway with understairs storage, living room, dining room, kitchen, downstairs w.c. and garage. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property the garden is mainly pebbled with a tarmacadam driveway providing off road parking leading to the single attached garage. To the rear the garden is laid to lawn incorporating a paved patio area, perfect for outdoor dining and entertaining, with space for a timber shed, fully enclosed by walls and timber fencing with far reaching views over Dewsbury.

The property is located close to amenities and schools with local bus routes running to and from Dewsbury, Leeds and Wakefield. For those looking to travel further afield the motorway is a short drive away.

An internal 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.

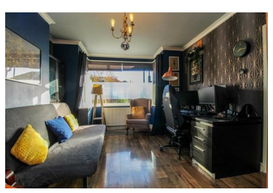
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE PORCH
Surrounded by UPVC double glazed frosted windows and frosted window with door leading into the hallway. Decorative panelling and to one wall and exposed to the other wall.

HALLWAY
Central heating radiator, stairs to the first floor landing and understairs storage. Coving to the ceiling, doors to the living room and kitchen. UPVC double glazed frosted window to the entrance porch.

LIVING ROOM
12'2" x 12'8" (max) x 10'6" (min) (3.73m x 3.88m (max) x 3.21m (min))
UPVC double glazed box window to the front, coving to the ceiling, central heating radiator and a set of sliding doors to the dining room.



DINING ROOM
11'5" x 13'5" (max) x 11'0" (min) (3.5m x 4.09m (max) x 3.36m (min))
Coving to the ceiling, door to the kitchen, central heating radiator and UPVC double glazed window and a set of UPVC double glazed sliding doors to the rear.

KITCHEN
15'9" x 12'10" (max) x 6'11" (min) (4.82m x 3.92 (max) x 2.11m (min))
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with partial pyrex splash back and stainless steel extractor hood above. Integrated oven, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Spotlights to the ceiling, two central heating radiators, doors to the downstairs w.c. and garage, two UPVC double glazed windows and UPVC double glazed door to the rear.

W.C.
2'7" x 3'3" (0.8m x 1.01m)
Low flush w.c., extractor fan and partially tiled.

GARAGE
8'11" x 15'3" (2.72m x 4.65)
Power and light, up and over door.

FIRST FLOOR LANDING
Coving to the ceiling, loft access, UPVC double glazed frosted window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
11'0" x 13'6" (max) x 10'6" (min) (3.37m x 4.14m (max) x 3.22m (min))
UPVC double glazed box window to the front, coving to the ceiling and central heating radiator.

BEDROOM TWO
10'11" x 11'1" (3.33m x 3.38m)
UPVC double glazed window to the rear with far reaching views over Dewsbury, central heating radiator and coving to the ceiling.

BEDROOM THREE
6'7" x 7'1" (2.03m x 2.18m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
7'6" x 6'10" (2.29m x 2.09m)
UPVC double glazed frosted window to the rear, extractor fan, spotlights to the ceiling, coving to the ceiling, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and bath with mixer tap and separate shower cubicle with shower head attachment.

OUTSIDE
To the front of the property the garden is mainly pebbled and planted with walls surrounding and a tarmacadam driveway providing off road parking leading to the single attached garage. To the rear the garden is laid to lawn incorporating slate areas and paved patio area, perfect for outdoor dining and entertaining, space for a garden shed, fully enclosed by walls and timber fencing with far reaching views over Dewsbury.

LEASEHOLD
There is a peppercorn ground rent £5.00 (pa). The remaining term of the lease is 931 years (2023). A copy of the lease is held on our file at the Ossett office.

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

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.