Richard Kendall Estate Agent

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# 68 Castle Crescent, Dewsbury, WF12 0EH

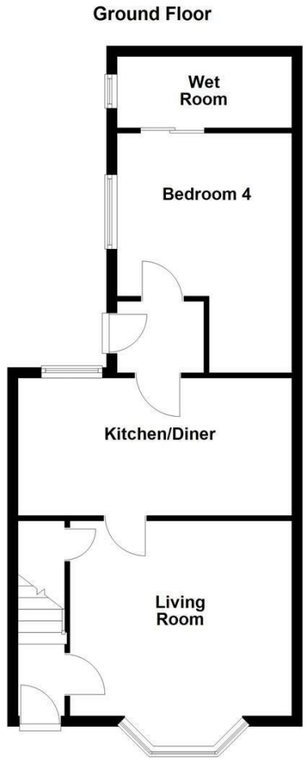
## For Sale Freehold £210,000

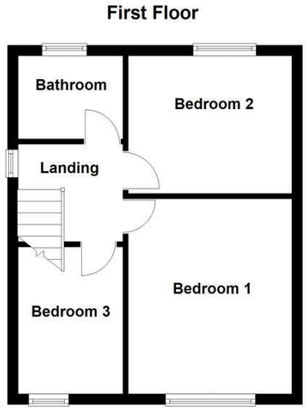
Introducing to the market this four bedroom semi detached home with a single story extension to the rear. Benefitting from ample off road parking, UPVC double glazing and gas central heating, this property is certainly not one to be missed.

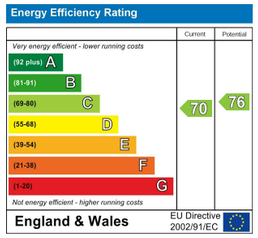
The property briefly comprises of an entrance hall, living room with access to the kitchen dining room and the understairs storage cupboard. From the kitchen dining room there is access to an inner hallway which leads to bedroom four, which benefits from a wet room. Upstairs, to the first floor landing, there is loft access, as well as access to three bedrooms and the house bathroom. Bedrooms one and two both being double rooms. Outside, to the front of the property is a flagged driveway offering ample off road parking, extending to the rear alongside the property. There is also a flagged buffer garden and steps to the front entrance door. The rear features a low maintenance garden with a paved pathway.

The property is located close to local amenities and schools within the surround area of Dewsbury with main bus routes running to and from Dewsbury town centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality 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
UPVC front entrance door into entrance hall. Stairs to first floor landing, door to living room. Central heating radiator

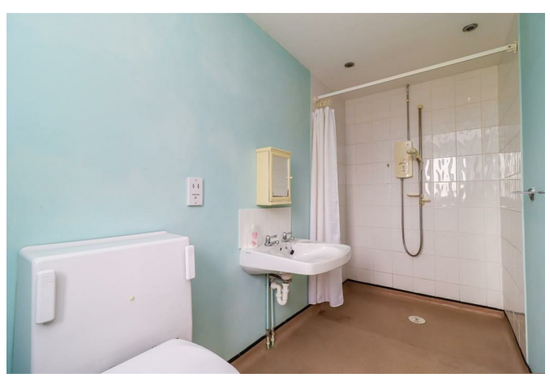
### LIVING ROOM
13'11" x 12'1" [4.26m x 3.69m]
UPVC double glazed bay window to the front, two central heating radiators, gas fire place with marble surround. Door to understairs storage cupboard, door to kitchen/diner.

### KITCHEN/DINER
16'11" x 8'6" [5.18m x 2.60m]
UPVC double glazed window to the rear, central heating radiator. A range of wall and base units with laminate worksurface over, composite sink with mixer tap and drainer, space and plumbing for washing machine/dryer, space for fridge/freezer. Door to inner hallway.

### INNER HALLWAY
UPVC part frosted glazed door to the rear garden, door to bedroom four.

### BEDROOM FOUR
15'1" x 10'8" [4.62m x 3.27m]
UPVC double glazed window to the side, central heating radiator. Sliding door to the wet room.

### WET ROOM
4'5" x 10'8" [1.36m x 3.27m]
Frosted UPVC double glazed window to the side, central heating radiator, spotlights, extractor fan. Low flush W.C., wall mounted wash basin with tiled splashback, shower area with tiling floor to ceiling and electric shower with shower head attachment.



### FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE
9'11" x 12'2" [3.03m x 3.72m]
UPVC double glazed window to the front, central heating radiator.

### BEDROOM TWO
9'10" x 8'6" [3.01m x 2.61m]
UPVC double glazed window to the rear, central heating radiator.

### BEDROOM THREE
9'1" x 6'5" [2.78m x 1.98m]
UPVC double glazed window to the front, central heating radiator.

### BATHROOM
5'5" x 6'6" [1.66m x 1.99m]
Frosted UPVC double glazed window to the rear, central heating radiator. Panelled bath with shower head attachment, low flush W.C., wall mounted wash basin.

### OUTSIDE
To the front of the property is a flagged driveway providing ample off road parking and running down the side of the property to the rear, a flagged buffer garden to the front and stairs to the front entrance door. To the rear of the property is a low maintenance garden with a paved pathway.

### 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.

### 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.