

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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



27 Willerton Close, Chidswell, Dewsbury, WF12 7SQ

For Sale Freehold £200,000

An attractively presented two bedroom semi detached true bungalow, pleasantly situated within a cul-de-sac in this highly regarded area. The property benefits from off street parking, a single garage, and a delightful enclosed rear garden, offering an excellent opportunity for a range of buyers.

The bungalow is enhanced by a gas fired central heating system and sealed unit double glazing throughout, providing comfortable and well maintained accommodation. Accessed from the side, the property opens into a generously sized dining kitchen, fitted with a comprehensive range of modern wall and base units, along with integrated appliances. The living room is well proportioned, enjoying views over the front elevation and featuring an attractive fireplace as a focal point. An inner hallway provides access to two double bedrooms, both overlooking the rear garden, and a contemporary shower room which has been refitted to a high standard, incorporating a modern walk in shower. Externally, the property boasts a neat garden to the front, alongside a driveway providing ample off street parking, which extends down the side of the property to a single garage. To the rear is an enclosed garden, offering a private and well maintained outdoor space, ideal for relaxing and enjoying a sunny aspect.

The property is conveniently located within this popular residential area, positioned in a cul-de-sac and within easy reach of a good range of local shops, well-regarded schools, and recreational facilities. A wider selection of amenities can be found in the nearby centres of Dewsbury and Ossett, while the national motorway network is also readily accessible, making it ideal for commuters.



ACCOMMODATION

KITCHEN

12'1" x 8'6" [3.7m x 2.6m]

Entrance into the property via a composite door into the kitchen with windows to both the front and side elevations, central heating radiator. Fitted with a good range of cream fronted wall and base units, complemented by wood effect laminate worktops and an inset stainless steel sink unit. There is space and plumbing for a washing machine, a four ring gas hob with filter hood over, a built in oven and grill, and an integrated fridge freezer. Door into the living room.



LIVING ROOM

14'1" x 12'9" [4.3m x 3.9m]

Featuring a large picture window to the front elevation, a central heating radiator, and a feature fireplace with a tiled insert housing a living flame coal effect gas fire.



INNER HALLWAY

Providing access to two bedrooms and the shower room.

BEDROOM ONE

11'9" x 9'6" [3.6m x 2.9m]

Window overlooking the rear garden and a central heating radiator.



BEDROOM TWO

11'9" x 8'6" [3.6m x 2.6m]

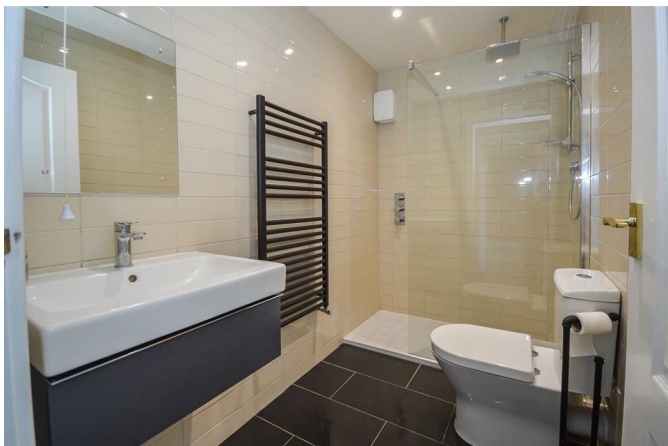
Window overlooking the rear garden and a central heating radiator.



SHOWER ROOM

8'6" x 4'11" [2.6m x 1.5m]

Refitted to a high standard, comprising a modern three piece suite including a wide shower cubicle with glazed screen, vanity wash basin, and low suite WC. Additional features include tiled walls, a ladder style heated towel rail, and an extract fan.



OUTSIDE

To the front of the property is a neat garden with planted beds and borders. A driveway provides ample off street parking and runs down the side of the bungalow, leading to a single garage at the rear. The enclosed rear garden enjoys a good degree of privacy and features a paved patio seating area along with a well proportioned lawn.



COUNCIL TAX BAND

The council tax band for this property is B.

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.