Richard Kendall Estate Agent

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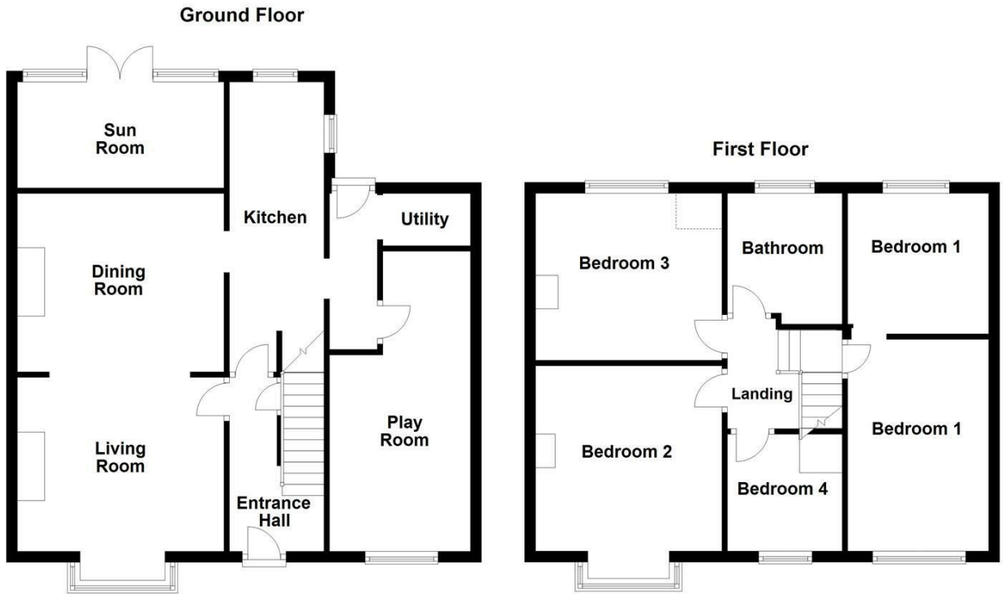
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



37 Windermere Road, Dewsbury, WF12 7PQ

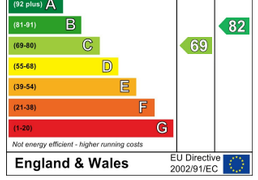
For Sale Leasehold Offers Over £260,000

Situated in Dewsbury is this extended four bedroom semi detached family home benefitting from well proportioned accommodation, driveway parking and gardens to the front and rear.

The property briefly comprises of entrance hall, kitchen, hallway leading to the utility, play room, dining room and living room. The first floor landing leads to four well proportioned bedrooms and the house bathroom/w.c. Outside to the front is a pebbled garden and driveway providing off road parking for two vehicles. To the rear is a lawned garden incorporating slate and planted features with wood chip area and timber canopy, ideal for families, a raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is within walking distance to the local amenities and schools nearby, local bus routes travel to and from Dewsbury town centre. There is good access to both the M1 and M62 motorway networks, ideal for those looking to travel further afield. An internal inspection is recommended on this quality home.

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

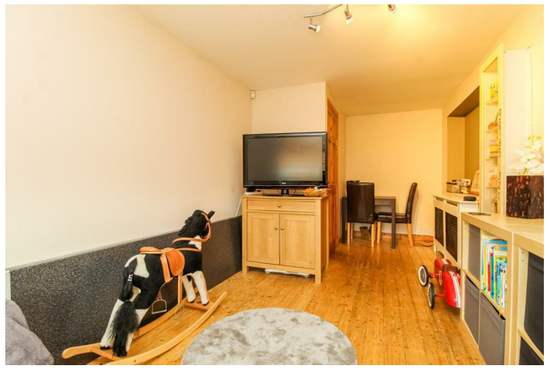
ENTRANCE HALL
UPVC front door, central heating radiator, stairs to the first floor landing with understairs storage and doors to the living room and kitchen.

KITCHEN
17'4" x 6'0" (max) x 3'1" (min) (5.3m x 1.84m (max) x 0.95m (min))
Range of 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 extractor hood above, integrated oven, space for a fridge/freezer and integrated dishwasher. Spotlights to the ceiling, two UPVC double glazed windows to the rear garden, an opening through a further hallway and an opening through to the dining room.

HALLWAY
Timber framed door to the rear garden, an opening to the utility and door to the play room.

UTILITY
3'0" x 5'3" (0.92m x 1.62m)
Laminate work surface over with space and plumbing for a washing machine.

PLAY ROOM
18'0" x 9'1" (max) x 5'2" (min) (5.5m x 2.79m (max) x 1.58m (min))
UVPC double glazed window to the front, built in wall display with lighting and central heating radiator.



DINING ROOM
10'5" x 12'1" (max) x 10'6" (min) (3.2m x 3.69m (max) x 3.22m (min))
An opening to the living room, an opening to the sun room, central heating radiator, coving to the ceiling and fitted alcove to the chimney breast.

SUN ROOM
12'4" x 6'4" (3.78m x 1.94m)

LIVING ROOM
12'11" x 12'4" (max) x 7'6" (min) (3.96m x 3.78m (max) x 2.31m (min))
UPVC double glazed box window to the front, central heating radiator, coving to the ceiling and door to the entrance hall.

FIRST FLOOR LANDING
Loft access, coving to the ceiling and doors to four bedrooms and the house bathroom.

BEDROOM ONE
13'3" x 8'7" plus 8'2" x 8'7" (4.04m x 2.62m plus 2.49m x 2.62m)
Central heating radiator, spotlights to the ceiling and UPVC double glazed window to the front. An opening to the extension with UPVC double glazed window to the rear and central heating radiator.

BEDROOM TWO
13'3" x 11'2" (max) x 7'7" (4.04m x 3.41m (max) x 2.33m)
UPVC double glazed box window to the front and central heating radiator.

BEDROOM THREE
10'7" x 11'2" (max) x 8'9" (min) (3.23m x 3.41m (max) x 2.69m (min))
UPVC double glazed window to the rear, central heating radiator and storage cupboard housing the Ideal boiler.

BEDROOM FOUR
6'11" x 7'0" (max) x 3'8" (2.12m x 2.15m (max) x 1.12m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
6'10" x 7'9" (max) x 7'4" (min) (2.09m x 2.37m (max) x 2.25m (min))
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with shower head. UPVC double glazed window to the rear, chrome ladder style radiator and fully tiled.

OUTSIDE
To the front is a pebbled garden with planted features and a driveway providing off road parking for two vehicles. To the rear is a lawned garden incorporating slate and planted features with wood chip area and timber canopy, ideal for families, a raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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.