



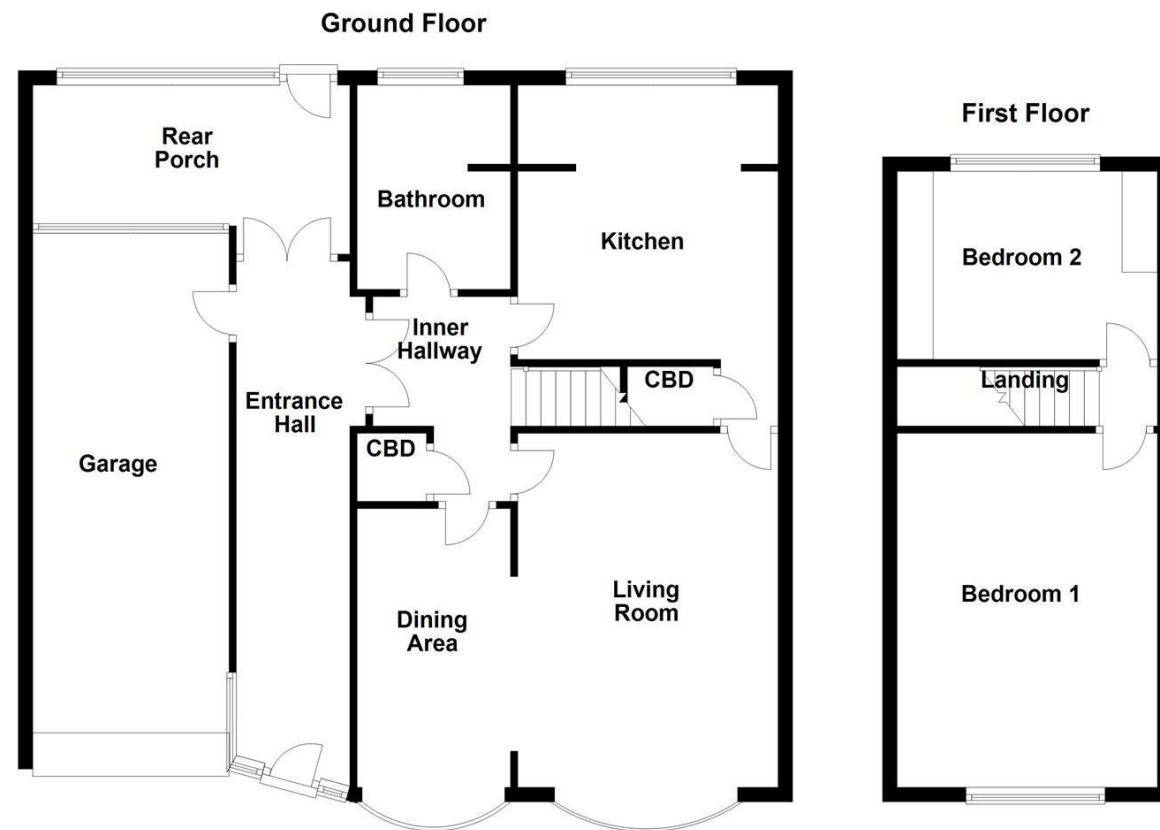
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



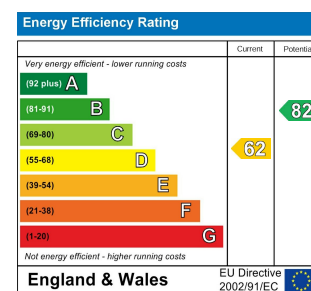
### 38 Willerton Close, Dewsbury, WF12 7SH

### For Sale Freehold Offers Over £210,000

Deceptive from the outside and with open views to the rear is this two bedroom semi detached house which benefits from a brand new central heating system, spacious living room with dining area off, a ground floor bathroom, integral garage/workshop, gardens and views to the rear.

The accommodation fully comprises a larger than average entrance hall with access to the integral garage/workshop, solid roof conservatory [potential for another bedroom] and inner hallway, which in turn leads to the bathroom/w.c., kitchen, living room and dining area. To the first floor there are two bedrooms. There are double doors partly throughout the house. Outside there are gardens to the front and rear. A driveway provides off road parking.

Within walking distance to the local amenities and schools located nearby and main bus routes travelling to and from Dewsbury town centre, Leeds and Wakefield. The M1 and M62 motorway links are short distance away ideal for the commuter looking to travel further afield. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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

Composite front entrance door, UPVC double glazed windows to the front, central heating radiator, coving to the ceiling, double glazed skylight, double wooden doors to the inner hallway and conservatory, door into the integral garage.

### GARAGE

22'4" x 9'6" [6.82m x 2.90m]

Large than average extended garage with power and light. Stainless steel sink with taps. Room to be converted into additional bedroom.

### CONSERVATORY

7'8" max x 4'3" min x 14'2" [2.35m max x 1.30m min x 4.33m]

Solid roof timber framed conservatory with single glazed windows to the rear, timber door and double glazed Velux window to the pitched sloping ceiling. Power and light. Potential to be another bedroom.

### INNER HALLWAY

Wall light. Doors leading off to the bathroom/w.c., kitchen, walk in cloakroom, living room and dining area.

### DINING AREA

13'1" x 6'11" [4m x 2.11m]

Two wall lights, coving to the ceiling, UPVC double glazed bow window to the front, central heating radiator and archway leading through to the living room.



### LIVING ROOM

11'8" x 16'1" [3.57m x 4.92m]

Bow UPVC double glazed window to the front, central heating radiator, coving to the ceiling, wall mouldings, gas fire on a stone hearth with decorative interior and stone surround. Door into the extended kitchen.



### KITCHEN

13'1" max x 11'8" min x 11'8" [3.99m max x 3.56m min x 3.57m]

A range of wall and base units with laminate work surface over and tiled splashback, 1 1/2 sink and drainer with mixer tap, combi condensing boiler, UPVC double glazed window to the rear, integrated double oven and grill, four ring electric hob, central heating radiator, stripped lighting, plumbing and drainage for a washing machine, space for large fridge freezer.



### BATHROOM/W.C.

5'1" min x 9'8" max x 6'7" [1.56m min x 2.97m max x 2.02m]

Panelled bath with two chrome taps and tiled surround, large ceramic wash basin with chrome mixer tap set into vanity units with chrome handles, low flush w.c, enclosed shower cubicle with mixer shower having chrome rain shower head and shower attachment, tiled walls and floor, UPVC cladding with chrome spotlights to the ceiling, wall mounted extractor fan, UPVC double glazed frosted window to the rear and central heating radiator.

### FIRST FLOOR LANDING

Loft access. Access to two bedrooms.

### BEDROOM ONE

16'0" x 11'8" [4.89m x 3.57m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



### BEDROOM TWO

11'8" x 8'6" [3.58m x 2.61m]

UPVC double glazed window to the rear elevation enjoying open aspect of fields to the rear. Central heating radiator. A range of fitted wardrobes with fitted drawers. Coving to the ceiling.

### OUTSIDE

To the front there is an L-shaped attractive lawned garden with a paved off road parking leading to the larger than average extended integral single garage, the room to be converted into an additional bedroom. To the rear there is a paved patio area ideal for entertaining and dining purposes overlooking open aspect fields, attractive lawned garden with fenced and hedged surrounds. Outside light and water point connection.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

### 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.