



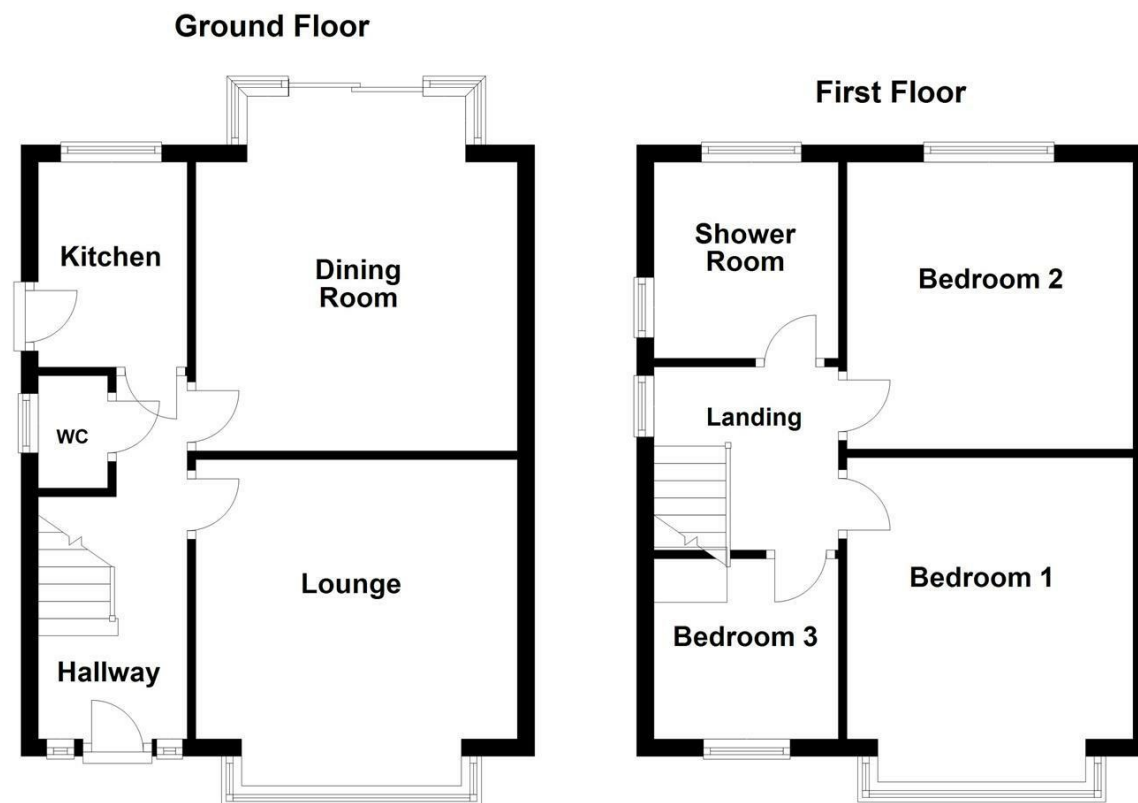
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



28 Ullswater Avenue, Dewsbury, WF12 7PJ

For Sale Freehold £275,000

Occupying a corner plot position is this superbly appointed and attractive three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., lounge, separate dining room and kitchen. To the first floor there are three bedrooms (two of which are doubles) and modern shower room/w.c. Outside, there are attractive low maintenance gardens to the front, side and rear. A driveway at the side leads to brick built detached garage.

Situated in the popular part of Dewsbury, the property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

Offered for sale with no upward chain, a fantastic home ideal for the growing family and deserves an early viewing to cullly appreciate and avoid disappointment.

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*

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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.



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with UPVC double glazed window to either side, radiator, quality fitted laminate flooring, stairs to the first floor landing, door into the lounge, kitchen and dining room. Door to downstairs w.c. Understairs storage.

DOWNSTAIRS W.C.

Low flush w.c., wash basin, heated chrome towel radiator, laminate flooring, UPVC double glazed frosted window to the side.

LOUNGE

11'10" x 13'4" into bay [3.62m x 4.07m into bay]

UPVC double glazed bay window to the front, electric fire with modern composite fire surround, coving to the ceiling.

KITCHEN

74" x 6'11" [2.25m x 2.12m]

A range of grey gloss wall and base soft close units with matching work surface over incorporating stainless steel sink and drainer, integrated combi microwave, drawers, integrated washing machine, integrated fridge, integrated oven and grill with four ring electric hob hanging filter hood over. UPVC double glazed window to the rear, UPVC door to the side, quality fitted laminate flooring and wall mounted electric panel heater.



DINING ROOM

12'10" x 10'7" [3.92m x 3.24m]

Gas fire with marble back and hearth within modern surround, aluminium framed double glazed sliding patio doors to the rear, laminate flooring and radiator.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

14'2" into bay x 9'9" max [4.33m into bay x 2.99m max]

UPVC double glazed window to the front, laminate flooring, radiator, fitted wardrobes with sliding doors to one wall.



BEDROOM TWO

10'11" x 9'9" [3.33m x 2.98m]

Airing cupboard, radiator, storage cupboard, UPVC double glazed window to the rear and laminate flooring. Built in wardrobes.



BEDROOM THREE

6'9" x 8'7" [2.08m x 2.63m]

Small bulkhead over the stairs, which has a fitted wardrobe space above. Laminate flooring, radiator and UPVC double glazed window to the front.

HOUSE SHOWER ROOM/W.C.

74" x 6'11" [2.25m x 2.12m]

Modern fitted shower room with low flush w.c., wash basin, walk in double shower with mixer shower. Tiled walls and floor. UPVC double glazed frosted windows to the side and rear. Heated chrome towel radiator.



OUTSIDE

Low maintenance pebbled garden to the front and side. Driveway providing off street parking leading to detached garage with up and over door. The rear has an attractive low maintenance flagged patio garden.



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 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.