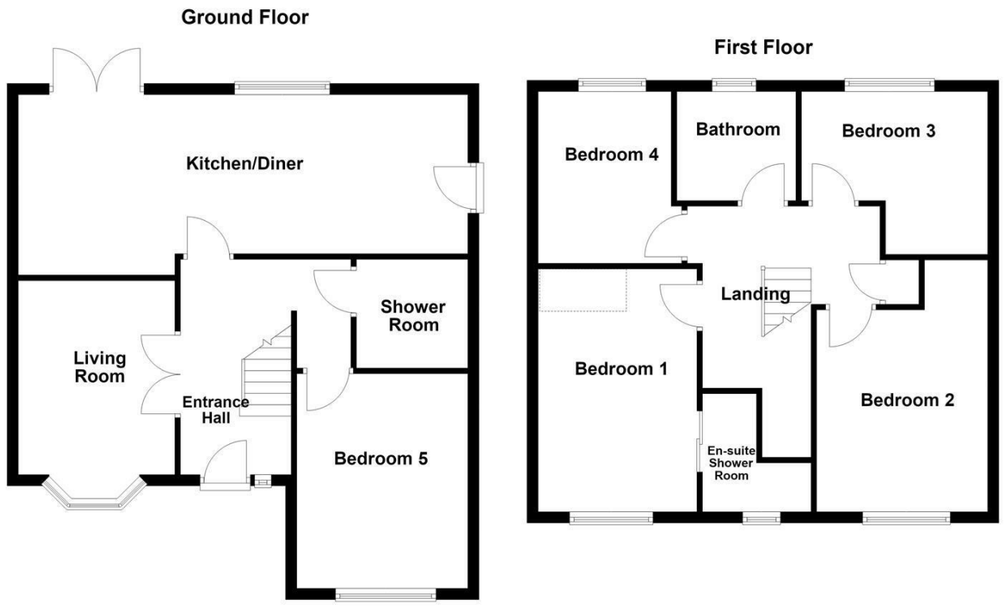
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





99 Amberwood Chase, Dewsbury, WF12 7NZ

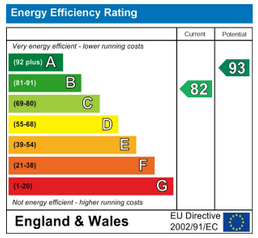
For Sale Freehold Offers Over £400,000

A fantastic opportunity to purchase this spacious five bedroom detached family home, situated within the popular Harron Homes development on Amberwood Chase in Dewsbury.

Offering flexible and well presented accommodation throughout, the property is ideally suited to growing or larger families and benefits from five bedrooms, a family bathroom, ground floor shower room, en suite shower room, generous living accommodation and off road parking. The ground floor briefly comprises a welcoming entrance hall with double doors leading into the lounge, together with access to the impressive kitchen diner. The kitchen diner is fitted with a range of contemporary units and NEFF integrated appliances, with French doors providing direct access onto the rear garden. Also to the ground floor is a converted garage, now providing a substantial fifth bedroom, together with a modern shower room. To the first floor are four further bedrooms and the family bathroom. Bedroom one benefits from fitted wardrobes and an en suite shower room, while bedroom two also provides fitted wardrobe storage. Externally, to the front is a block paved double driveway with lawned garden area. To the rear is an enclosed south-easterly facing garden with flagged patio areas, lawn and a two-tier timber decked seating area. The property benefits from UPVC double glazing and gas central heating and is well placed for local shops, amenities and schools.

Dewsbury railway station is within easy reach, while motorway links provide convenient access towards Leeds and surrounding areas for those commuting further afield.

Only a full internal inspection will truly reveal the size, flexibility and presentation this impressive family home has to offer. An early viewing is 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
Composite front entrance door leading into the hallway. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Double doors provide access into the lounge. Further access to the kitchen diner, converted garage/bedroom five and ground floor shower room.

LOUNGE
13'9" x 9'3" (4.21m x 2.82m)
UPVC double glazed bay window overlooking the front elevation. Carpeted flooring and central heating radiator.



BEDROOM FIVE
12'0" x 9'6" (3.66m x 2.91m)
Converted from the original garage to provide a useful additional double bedroom. UPVC double glazed window overlooking the front elevation. Carpeted flooring and electric radiator.

GROUND FLOOR SHOWER ROOM
6'5" x 6'3" (1.97m x 1.92m)
Fitted with a contemporary suite comprising low flush W.C., wash hand basin with mixer tap and walk-in shower enclosure with shower attachment. Laminate flooring, wall panelling, extractor fan, clad ceiling with inset spotlights and chrome ladder style heated towel radiator.

KITCHEN DINER
26'6" x 10'7" (8.08m x 3.25m)
Spacious open plan kitchen diner fitted with a modern range of wall and base units together with larder units and laminate work surfaces over. Integrated NEFF appliances including double oven, microwave and warming drawer. Four ring induction hob with pop-up extractor. Stainless steel sink and drainer with Quooker instant hot water tap. Integrated dishwasher and space and plumbing for a washing machine and tumble dryer. Space for a fridge freezer. LVT flooring, central heating radiators, inset spotlights and additional feature lighting. UPVC double glazed windows overlooking the rear elevation. UPVC French doors provide access to the rear garden, together with a composite side entrance door.



FIRST FLOOR LANDING
Carpeted flooring and central heating radiator. Access to four bedrooms, the house bathroom and loft. Useful storage cupboard housing the hot water cylinder.

BEDROOM ONE
14'3" x 9'2" (4.36m x 2.80m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and fitted wardrobes. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'10" x 5'10" (2.40m x 1.79m)
Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and walk-in shower enclosure with mixer shower and shower attachment. Tiled flooring, part tiled walls, inset spotlights, extractor fan and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
10'6" x 10'1" (3.21m x 3.09m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and fitted wardrobes.



BEDROOM THREE
12'5" x 10'2" (3.79m x 3.10m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.



BEDROOM FOUR
10'1" x 8'1" (3.08m x 2.47m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.

HOUSE BATHROOM
6'9" x 6'4" (2.07m x 1.94m)
Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap, shower attachment and glazed shower screen. Tiled flooring, part tiled walls, inset spotlights, extractor fan and chrome ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a block paved double driveway providing off road parking. Lawned garden area with access leading around to the side and rear. To the rear is an enclosed south-easterly facing garden. The garden incorporates flagged patio areas, a two-tier timber decked seating area and lawn. Timber fencing encloses the garden.



COUNCIL TAX BAND
The council tax band for this property is D.

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.