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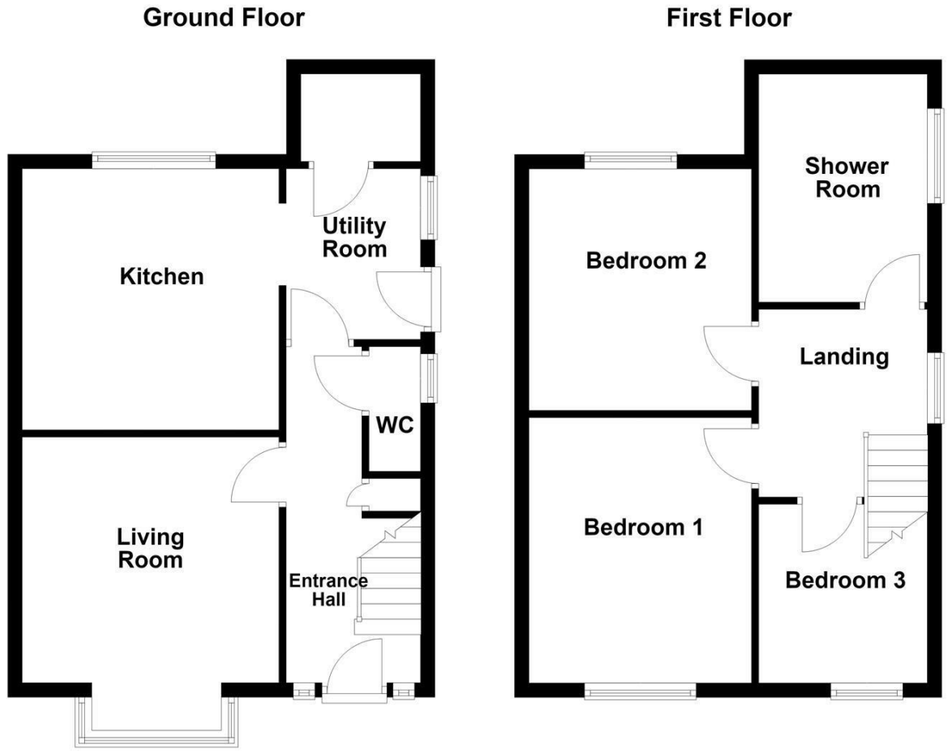




2 Canterbury Road, Dewsbury, WF12 7LQ

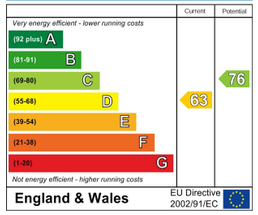
For Sale Freehold £220,000

A spacious three bedroom semi detached home, situated in Dewsbury and offering well proportioned accommodation together with a two-tier enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage, downstairs W.C. and access to the lounge, utility room and kitchen diner. The lounge features a bay window and electric fireplace, while the utility and pantry areas provide useful additional storage and appliance space. The kitchen diner is fitted with a range of wall and base units together with integrated cooking appliances and overlooks the rear garden. To the first floor are three bedrooms and a contemporary shower room. Bedrooms one and two both benefit from fitted storage, while loft access is available from the landing via a pull-down ladder. Externally, to the front is a block paved driveway with a flagged patio area, while to the rear is an enclosed two-tier garden incorporating artificial lawn, pond and timber decked seating area. A detached garage and separate outbuilding provide excellent additional storage and versatile space, with the outbuilding suitable for a home office, study or gym. The property benefits from UPVC double glazing and gas central heating throughout and would make an ideal home for first time buyers, young couples or growing families.

Dewsbury town centre, railway station, local shops, schools and amenities are all within easy reach, together with convenient access to the motorway network.

Only a full internal inspection will truly reveal everything this appealing 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

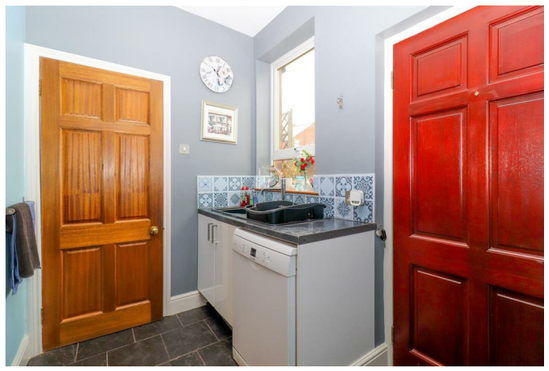
ENTRANCE HALL
Timber front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Access to useful understairs storage. Doors provide access to the downstairs W.C., lounge, utility room and kitchen diner.

LOUNGE
11'10" x 11'5" [3.61m x 3.49m]
UPVC double glazed bay window overlooking the front elevation. Carpeted flooring, central heating radiator and coving to the ceiling. Feature electric fireplace.



DOWNSTAIRS W.C.
4'4" x 2'2" [1.33m x 0.67m]
Fitted with a low flush W.C. Laminate flooring, central heating radiator and inset spotlight to the ceiling. Frosted UPVC double glazed window overlooking the side elevation. Consumer unit housed within the room.

UTILITY ROOM
7'6" x 5'11" [2.30m x 1.82m]
Tiled flooring. Fitted with a range of wall and base units with work surfaces over. Composite sink and drainer with mixer tap. Space and plumbing for a dishwasher. UPVC double glazed window overlooking the side elevation and timber side entrance door. Useful pantry/storage cupboard together with a further utility area providing space and plumbing for a washing machine and tumble dryer.



KITCHEN DINER
11'3" x 11'2" [3.43m x 3.42m]
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Four ring gas hob with extractor hood above and integrated double oven. Space for a fridge and freezer. Tiled flooring, central heating radiator and inset spotlights to the ceiling. UPVC double glazed windows overlooking the rear elevation

FIRST FLOOR LANDING
Carpeted flooring, central heating radiator and loft access with pull-down ladder. UPVC double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the shower room.

SHOWER ROOM
10'3" x 5'4" [3.14m x 1.63m]
Fitted with a contemporary suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and double walk-in shower enclosure with glazed screen, mixer shower and separate shower attachment. Tiled flooring, chrome ladder style heated towel radiator and inset spotlights to the ceiling. Part tiled walls with full height tiling around the shower enclosure. Range of gloss storage units. Frosted UPVC double glazed window overlooking the side elevation.



BEDROOM ONE
12'2" x 12'0" [3.71m x 3.67m]
UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and fitted wardrobes.



BEDROOM TWO
11'8" x 9'6" [3.57m x 2.90m]
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator. Range of fitted storage and wardrobe units.

BEDROOM THREE
7'10" x 7'7" [2.41m x 2.33m]
UPVC double glazed window overlooking the front elevation. Laminate flooring and central heating radiator.



OUTSIDE
To the front is a block paved driveway providing off road parking. A flagged patio area leads towards the front entrance, with established rose bushes forming attractive borders. To the rear is an enclosed two-tier garden. The garden incorporates artificial lawn, a functioning pond and a timber decked seating area. There is access to a detached garage, currently utilised for storage, together with a separate outbuilding suitable for use as a home office, study, gym or hobby room.



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

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.