



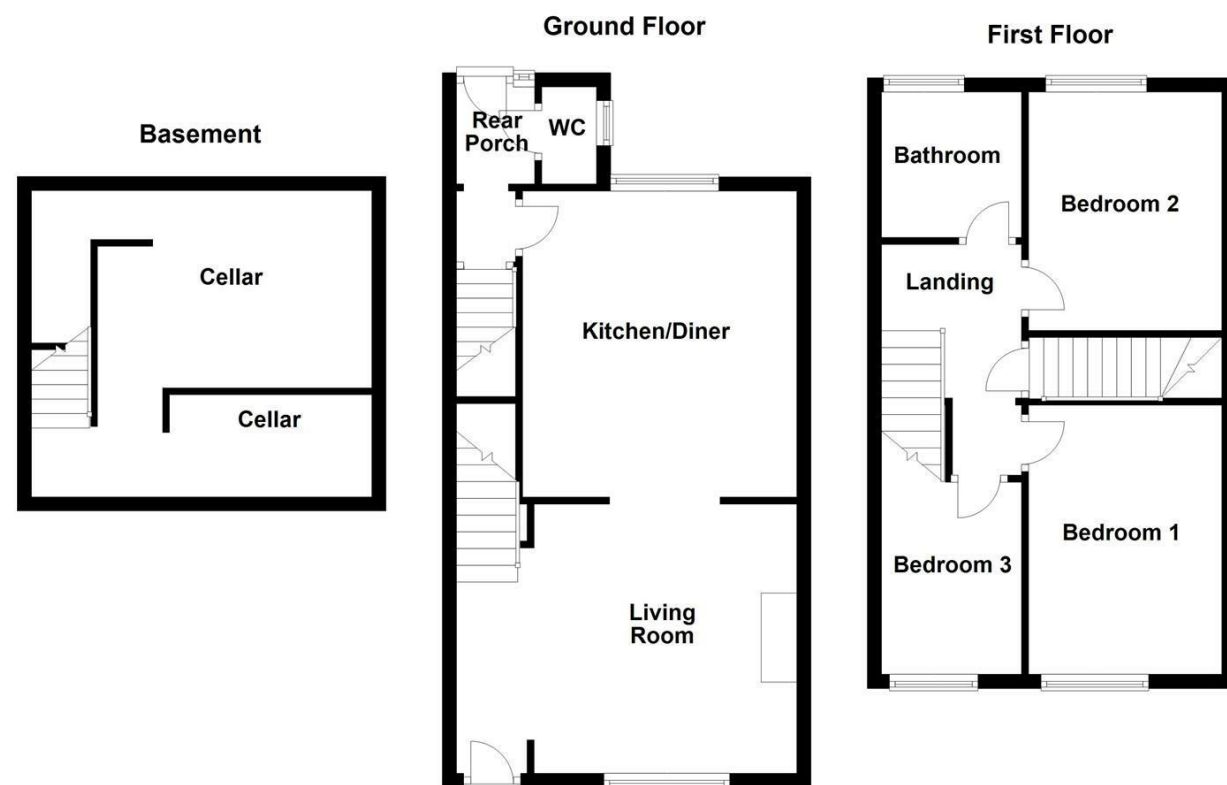
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## 20 Travis Lacey Terrace, Dewsbury, WF13 2NB

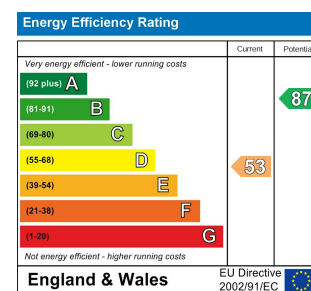
For Sale Freehold £155,000

A fantastic opportunity to purchase this three bedroom end terrace house, ideal for the professional couple or growing family and benefitting from well proportioned rooms, useful cellar rooms, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, kitchen/diner, rear porch, downstairs w.c. to complete the ground floor. There are two cellar rooms to the lower ground floor, with power and light in the main cellar room. To the first floor landing there are three bedrooms and a three piece suite house bathroom/w.c. Outside to the front of the property there is a long lawned section with plenty of potential to create ample off road parking, leading to the pathway beyond and a timber gate accesses a low maintenance paved patio garden with solid stone walls surrounding and timber panelled surround fences on top. To the rear, there is further on street parking available.

The property is located close to local amenities and schools, with main bus routes running to and from Dewsbury town centre. The M1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted sunlight above the door, archway providing access into the living room, staircase leading to the first floor landing and central heating radiator.

### LIVING ROOM

12'0" x 12'4" [3.68m x 3.77m]

Ornate coving to the ceiling, UPVC double glazed window overlooking the front aspect and archway leading into the kitchen/diner at the rear.



### KITCHEN/DINER

14'1" x 12'7" [4.30m x 3.86m]

Range of wall and base units with laminate work surface over and part tiled and part laminate splash back above. Space for a large fridge freezer, space for an oven and grill, space and plumbing for a washing machine, wall mounted combi condensing boiler. Central heating radiator, coving to the ceiling, laminate flooring and UPVC double glazed window overlooking the rear aspect. Timber door providing access into the rear porch.

### REAR PORCH

UPVC double glazed door leading out to the rear aspect with UPVC double glazed window to the side, timber doors providing access into downstairs w.c. and cellar room located on the lower ground floor.

### W.C.

2'6" x 4'1" [0.77m x 1.26m]

Low flush w.c., wall hung wash basin with two taps, wall mounted extractor fan and UPVC double glazed frosted window to the side aspect.

### CELLAR

12'10" x 9'1" [3.93m x 2.77m]

Central heating radiator, light and power within. Opening through to the second cellar room used for storage.

### FIRST FLOOR LANDING

Doors providing access to three bedrooms, house bathroom and door to staircase leading to the loft room.

### BEDROOM ONE

9'1" x 12'5" [2.77m x 3.80m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

### BEDROOM THREE

9'1" [min] x 12'8" [max] x 6'5" [2.77m [min] x 3.88m [max] x 1.96m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM TWO

11'1" x 9'4" [3.40m x 2.86m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

6'8" x 5'11" [2.04m x 1.82m]

Three piece suite comprising panelled bath with two taps and separate electric shower over, pedestal wash basin with two taps and tiled splash back and low flush w.c. Central heating radiator, UPVC double glazed frosted window to the rear elevation and wall mounted extractor fan.



### OUTSIDE

To the front of the property there is a long lawned section with plenty of potential to create ample off road parking, leading to the pathway beyond and a timber gate accesses a low maintenance paved patio garden with solid stone walls surrounding and timber panelled surround fences on top. To the rear, there is further on street parking available.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.