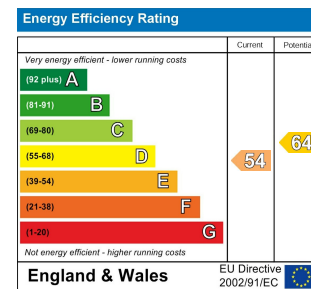
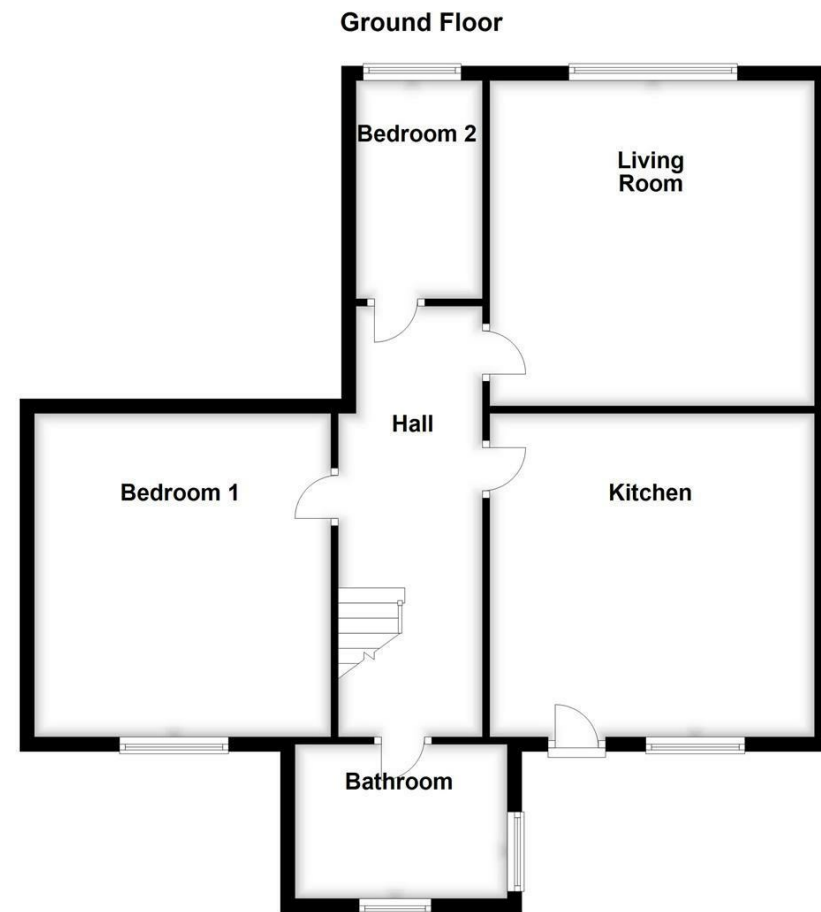




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.

3b Marlborough Terrace Beckett Road, Dewsbury, WF13 2DA

For Sale Freehold Offers Over £110,000

Situated close to Dewsbury town centre is this spacious two bedroom first floor apartment benefiting from two bedrooms and gas central heating.

The accommodation briefly comprises kitchen, living room, two bedrooms and three piece bathroom/w.c. Externally there are shared gardens and on street parking.

Ideally located for all local shops and amenities that Dewsbury has to offer including local schools and could make a fantastic first time home or potential investment.



ACCOMMODATION

FIRST FLOOR

KITCHEN

15'0" x 14'10" [4.59m x 4.54m]

UPVC entrance door, UPVC double glazed window to the front, central heating radiator and a fitted kitchen with an array of wall and base wooden units for storage, space for a gas cooker, space for a washing machine, space for a fridge freezer, stainless steel sink and drainer unit, door into the inner hallway. Access to two bedrooms, living room and steps down to the bathroom/w.c.

LIVING ROOM

14'10" x 14'7" [4.53m x 4.45m]

Single glazed window to the rear elevation, central heating radiator.



BEDROOM ONE

14'8" x 13'6" [4.49m x 4.13m]

Wood frame single glazed window to the front elevation, central heating radiator.



BEDROOM TWO

9'10" x 5'9" [3.02m x 1.76m]

Wood frame single glazed window to the rear, central heating radiator.



BATHROOM/W.C.

6'10" x 9'10" [2.09m x 3.02m]

Single glazed frosted window panels to the front and side elevation. Bath with hand held shower attachment, wash hand basin with hot and cold tap, w.c. with partial tiled splashback and a central heating radiator.



EXTERNALLY

Front yard and a metal staircase leading to the first floor. On street parking,

COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

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

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.