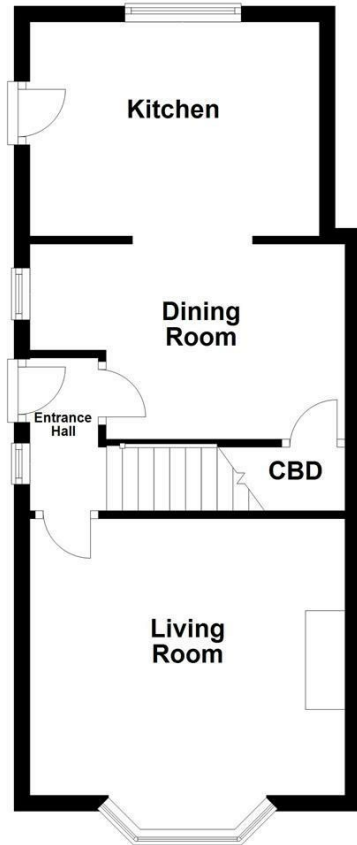


Ground Floor



First Floor



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



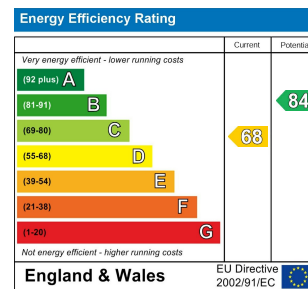
789 Leeds Road, Dewsbury, WF12 7HT

For Sale Freehold £170,000

Situated in Dewsbury is this deceptively spacious three bedroom semi detached property in need of a degree of modernisation boasting off road parking parking, front and rear gardens with stunning rural views beyond the garden.

The property briefly comprises of the entrance hall, living room, dining room and the kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property there is a paved and planted garden and a paved driveway running down the side of the property. To the rear the garden incorporates lawned areas, pebbled areas, planted beds and stone paved patio areas, perfect for outdoor dining and entertaining, with space for a garden shed, fully enclosed by walls and timber fencing with rural paddock views beyond the garden.

Only a full internal inspection will reveal the potential on offer at this property and an early viewing is highly advised.



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

Central heating radiator, UPVC double glazed frosted window to the side, dado rail and doors leading to the living room and dining room. Stairs providing access to the first floor landing.

LIVING ROOM

13'1" x 11'5" [3.99m x 3.50m]

UPVC double glazed bay window to the front, central heating radiator, dado rail, coving to the ceiling and gas fireplace with stone hearth, exposed stone surround and stone mantle.



DINING ROOM

13'1" x 8'0" [max] x 4'4" [min] [3.99m x 2.45m [max] x 1.33m [min]]
Central heating radiator, an opening through to the kitchen, door leading to understairs storage, coving to the ceiling and UPVC double glazed window to the side.



KITCHEN

11'6" x 8'11" [3.52m x 2.72m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, space and plumbing for a cooker with tiled splash back. UPVC double glazed window to the rear, UPVC double glazed frosted door to the side, central heating radiator, coving to the ceiling and the Worcester combi boiler is housed here.



FIRST FLOOR LANDING

Dado rail and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 13'1" [3.48m x 3.99m]

Decorative fireplace with stone hearth, exposed brick surround and cast iron mantle. UPVC double glazed bay window to the front and central heating radiator.



BEDROOM TWO

8'11" x 11'2" [max] x 2'8" [min] [2.74m x 3.41m [max] x 0.83m [min]]

Timber framed single pane windows to the side with secondary glazing, central heating radiator and dado rail.



BEDROOM THREE

6'1" x 8'11" [1.87m x 2.73m]

UPVC double glazed windows to the side and rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

5'1" x 5'11" [1.56m x 1.82m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment.



OUTSIDE

To the front there is a paved and planted bed garden and a paved driveway providing off road parking running down the side of the property leading to the gated rear garden. The rear garden incorporates lawned area, pebbled areas, planted beds and stone paved patio areas, perfect for outdoor dining and entertaining, with space for a garden shed, surrounded by walls and timber fencing. There are rural views to the rear beyond the garden.



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.