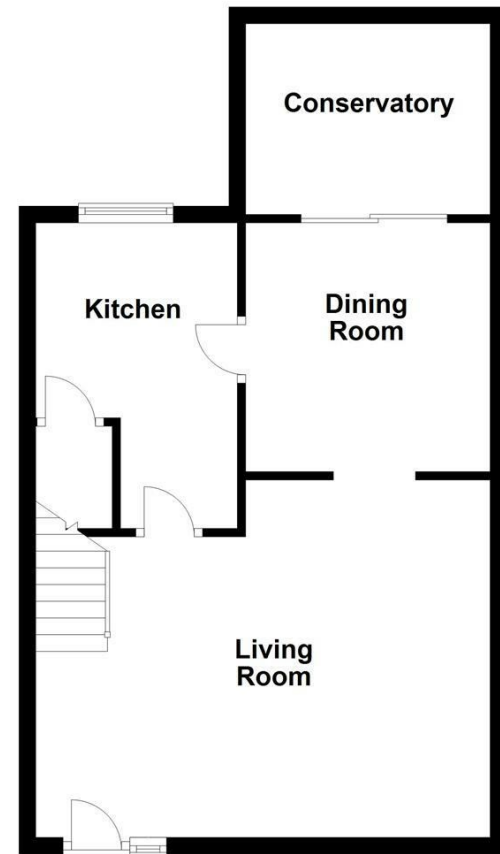


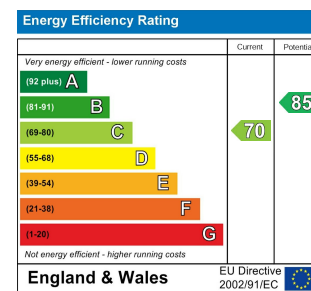
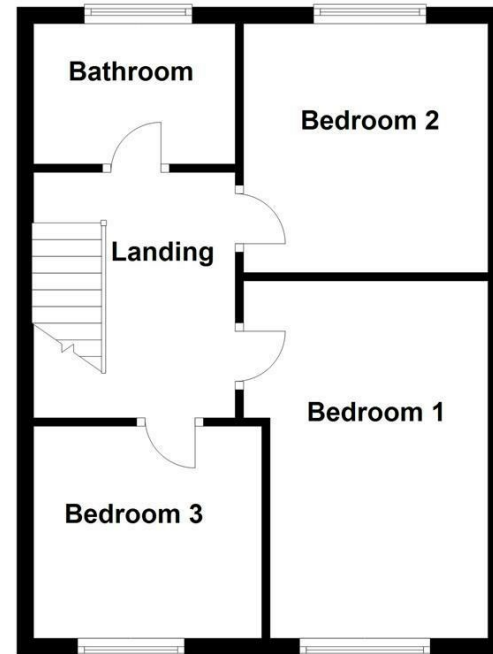


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**Ground Floor**



**First Floor**



**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.



**11 Coney Walk, Dewsbury, WF13 3SS**

**For Sale Freehold £200,000**

Enjoying an elevated cul-de-sac position with far reaching roof top views is this spacious semi detached family home with three bedrooms, also boasting a spacious integral garage below the floors and an elevated garden.

The accommodation comprises entrance vestibule, lounge with opening into the dining room and fitted kitchen. A spacious first floor landing provides access to three bedrooms and the house bathroom/w.c. Outside, a driveway leads to the integral garage which can also be accessed internally via the kitchen. The rear garden is enclosed with raised planted beds and a raised composite decking seating area and a lawned area.

Well placed for local amenities including shops and schools, there are also local bus routes nearby. An early viewing comes recommended to avoid any disappointment.



## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite door with double glazed window and door leading into the living room.

### LIVING ROOM

17'10" (max x 13'8" [5.45m (max x 4.18m)]

UPVC double glazed windows to the front, central heating radiator, underfloor heating, fireplace with surround, decorative panelling to one wall and archway through into the dining room. Staircase to the first floor landing.



### DINING ROOM

9'6" x 10'2" [2.90m x 3.1m]

UPVC double glazed French doors leading to the conservatory, central heating radiator and an archway into the kitchen.



### KITCHEN

12'0" x 7'11" [3.66 x 2.42]

Range of fitted wall and base units, plumbing for a dishwasher and washing machine, integrated oven and ceramic electric hob with extractor hood over. Tiled splash back, stainless steel sink and drainer with mixer tap, UPVC double glazed window to the rear, door leading down to the cellar.

### CONSERVATORY

8'5" x 8'2" [2.58m x 2.49m]

UPVC double glazed windows and UPVC double glazed French doors leading out to the garden.



### FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

14'0" x 8'6" [4.28m x 2.61m]

UPVC double glazed windows to the front and central heating radiator.



### BEDROOM THREE

8'11" x 8'3" [2.72m x 2.54m]

UPVC double glazed window to the front and central heating radiator.

### BEDROOM TWO

9'9" x 9'7" [2.99m x 2.93m]

UPVC double glazed window to the rear and central heating radiator.



### BATHROOM/W.C.

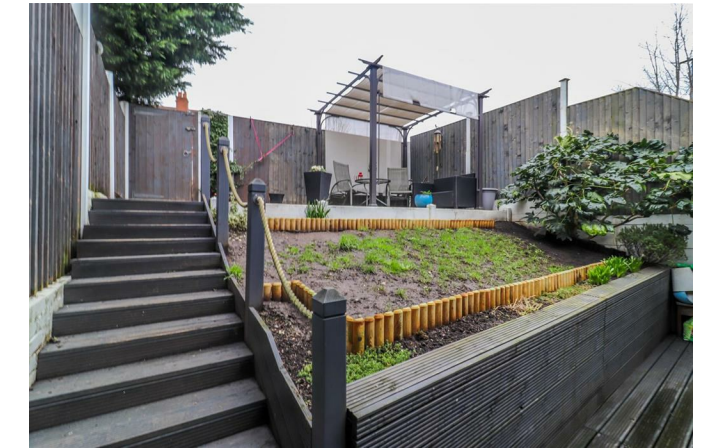
7'10" x 5'6" [2.4m x 1.68m]

Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with chrome shower over. Fully tiled walls, central heating radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front of the property there is a tarmac driveway leading to a raised garage and a set of concrete steps leading up to the entrance door. To the rear there is a garden comprising composite decking and seating area, raised planted beds and composite decked steps leading up the raised patio area and surrounded by wooden fencing.



### 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.