



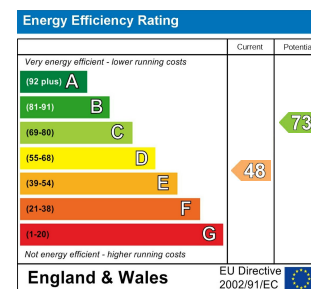
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



1a & 1b Swindon Road, Dewsbury, WF13 2PA

For Sale Freehold £185,000

An ideal opportunity for the investor to acquire themselves this stone fronted end terrace property, which is currently divided into two separate apartments with a two bedroom maisonette apartment and a one bedroom second floor apartment generating a monthly income of £972 per month and is available with tenants in situ.

1a Swindon Road briefly comprises entrance hall, bedroom one, further hallway leading to shower room and bedroom two. To the lower floor there is the open plan lounge/kitchen diner. The rear garden is mainly artificial lawn with concrete patio area ideal for outdoor dining and entertaining enclosed by walls. 1b Swindon Road briefly comprises entrance hall with stairs to the first floor landing. The first floor has loft access, bedroom, lounge diner, kitchen and bathroom/w.c. There is permit parking.

Ideal for investors looking for buy to let opportunities. Only a full internal inspection will show what the property has to offer and an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION - 1A Swindon Road

ENTRANCE HALL

Front entrance door, decorative panelling, dado rail, central heating radiator, door to a further hall and a door to bedroom one.

BEDROOM ONE

15'5" x 13'4" [4.7m x 4.08m]

Access to a storage cupboard. Central heating radiator, UPVC double glazed window to the front, electric fire with marble hearth and surround having a wooden mantle. Coving to the ceiling.



FURTHER HALLWAY

Doors to bedroom two, shower room and stairs providing access down to the lounge/kitchen diner.

SHOWER ROOM/W.C.

75" x 5'4" [2.27m x 1.65m]

Extractor fan, frosted UPVC double glazed window to the rear, chrome ladder central heating radiator, low flush w.c., ceramic wash

basin built into a storage unit with storage below and mixer tap, shower cubicle with overhead shower attachment and shower screen.



BEDROOM TWO

13'2" x 11" max x 5'5" min [4.03m x 3.38m max x 1.66m min]

Central heating radiator, UPVC double glazed window to the rear.

STAIRCASE DOWN TO LOUNGE/KITCHEN DINER

13'1" x 16'7" max x 4'1" min [4.01m x 5.07m max x 1.27m min]

UPVC double glazed window to the front, UPVC double glazed window to the side, UPVC door leading to the rear, access to understairs storage cupboard, central heating radiator. A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, four ring electric hob with stainless steel extractor hood, integrated oven.

OUTSIDE

The rear garden is mainly artificial lawn and there is a concrete patio area perfect for outdoor dining and entertaining enclosed by walls. The rear garden to the right is also part of this property.



ACCOMMODATION - 1B Swindon Road

ENTRANCE HALL

Front entrance door, decorative panelling, dado rail, staircase leading to the first floor landing.

FIRST FLOOR LANDING

Loft access, dado rail, doors to the bedroom, lounge diner, kitchen and bathroom/w.c. Boiler.

KITCHEN

5'11" x 11'3" [1.81m x 3.44m]

UPVC double glazed window to the front, central heating radiator, range of wall and base units, laminate work surface over, composite double sink and drainer with mixer tap, tiled splashback, four ring electric hob, integrated oven, space for a fridge freezer, space and plumbing for a washing machine.



BATHROOM/W.C.

3'10" x 8'11" [1.18m x 2.72m]

Frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and a panelled bath with mixer tap and overhead shower attachment having shower screen. Partially tiled.

LOUNGE DINER

15'5" x 13'3" [4.7m x 4.05m]

Central heating radiator, UPVC double glazed window to the front.



BEDROOM

16'9" x 13'5" [5.12m x 4.1m]

UPVC double glazed window to the rear, central heating radiator. Fireplace with marble hearth and surround within a wooden mantle.



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.

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.