



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 36 Elsham Meadows, Dewsbury, WF12 8LP

### For Sale Leasehold £92,500

An ideal property for the first time buyer, couple or those looking to downsize with this spacious two bedroom first floor apartment benefiting from double glazing and electric storage heaters.

The accommodation fully comprises communal entrance hallway with stairs to the first floor. The property has an entrance hallway with cloaks/airing cupboard, modern fitted open plan kitchen dining/living room, two bedrooms and bathroom/w.c. Outside there are communal garden areas and an allocated parking space.

The property is well placed to local amenities including shops and schools. There are local bus routes nearby.

Offered for sale with no chain involved and vacant possession, an early viewing comes highly recommended.





## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Stairs to the first floor.

### FIRST FLOOR

Entrance door into the property entrance hall.

### PROPERTY ENTRANCE HALL

UPVC double glazed window to the rear, airing cupboard, door to cloaks cupboard, wall mounted storage heater, doors to two bedrooms, bathroom and kitchen/dining/lounge.

### KITCHEN / DINING / LOUNGE

21'5" x 12'0" max x 10'4" min [6.54m x 3.68m max x 3.17m min]

Modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, integrated oven and grill with four ring electric hob, stainless steel filter hood above, tiled splashbacks, UPVC double glazed window to the rear, UPVC double glazed window to the side, French doors to the front Juliet balcony, wall mounted electric storage heater,

drawers.



### BEDROOM ONE

10'8" x 10'2" max x 9'4" min [3.27m x 3.12m max x 2.87m min]

UPVC double glazed window to the front, wall mounted electric heater, built in wardrobes to one wall.



### BEDROOM TWO

10'8" x 6'11" max x 6'1" min [3.26m x 2.11m max x 1.86m min]

UPVC double glazed window to the front, wall mounted electric heater.



### BATHROOM/W.C.

6'4" max x 7'0" max [1.94m max x 2.14m max ]

Panelled bath with shower over, part tiled walls, low flush w.c., wash basin over pedestal, UPVC double glazed frosted window to the rear, electric towel radiator.



### OUTSIDE

Communal garden area and an allocated parking space.

### LEASEHOLD

The service charge is £2,328.60 [pa] and ground rent £150.00 [pa]. The remaining term of the lease is 981 years [2025]. A copy of the lease is held on our file at the Ossett office.

### PLEASE NOTE

All services/appliances have not and will not be tested.

### COUNCIL TAX BAND

The council tax band for this property is A

### 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.

### VIEWINGS

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