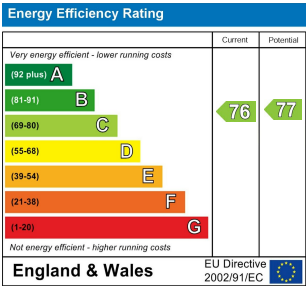


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	



## Flat 6, 12, Hollyroyd House Bank Street, Dewsbury, WF12 7DF

### For Sale Leasehold £47,000

A well proportioned one bedroom first floor apartment situated close to Dewsbury town centre benefiting from well presented accommodation and off street parking.

The accommodation comprises of an entrance hall, living room, bathroom/w.c., living room, kitchen and bedroom. There is a communal garden area and parking space for those that live within the building.

Ideally located for Dewsbury town centre and all amenities that is to offer. Only a short drive away from Dewsbury train station and those looking to commute further afield for work.

Would make superb first home or rental investment and as viewing is highly recommended.



## ACCOMMODATION

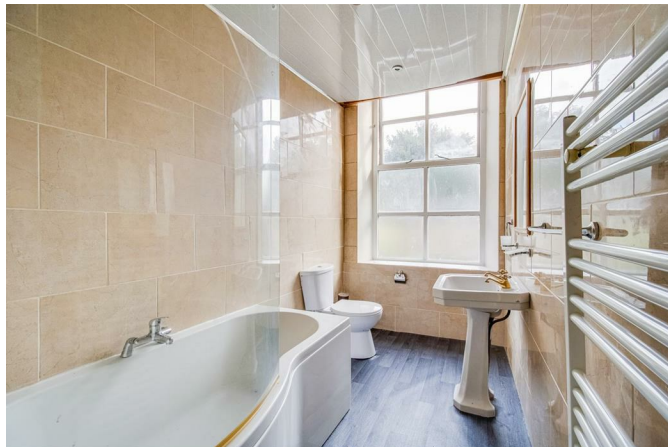
### ENTRANCE HALL

Timber front entrance door, central heating radiator and doors to the living room and bathroom.

### BATHROOM/W.C.

10'0" x 5'4" [3.05m x 1.64m]

Three piece suite comprising P-shaped panelled bath with centralised mixer tap and electric shower over, low flush w.c. and pedestal wash basin. UPVC cladding with chrome strip the ceiling, inset spotlights, ladder style radiator and timber double glazed window overlooking the side elevation.



### LIVING ROOM

10'7" [min] x 15'5" [max] x 12'5" [3.25m [min] x 4.71m [max] x 3.80m]

Timber double glazed window overlooking the front elevation, two central heating radiators and doors to the bedroom and kitchen.



### KITCHEN

4'4" x 15'8" [1.34m x 4.78m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four

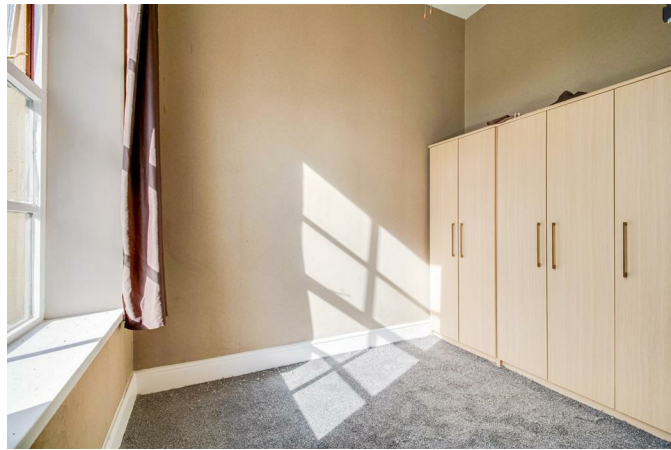
ceramic hobs and space for a freestanding fridge/freezer. Timber double glazed window overlooking the side elevation, central heating radiator and inset spotlights.



### BEDROOM

7'3" x 9'11" [2.22m x 3.04m]

Ceiling fan, timber double glazed window overlooking the front elevation and central heating radiator.



### OUTSIDE

The property sits in communal gardens with communal car park.



### LEASEHOLD

The service charge is £540.00 [pa] and ground rent £200.00 [pa]. The remaining term of the lease is 78 years [2025]. A copy of the lease is held on our file at the Ossett office.

### 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.

### EPC RATING

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