

#### IMPORTANT NOTE TO PURCHASERS

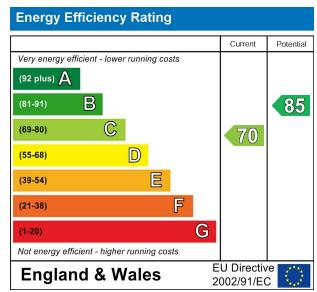
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 7 Tinsel Road, Dewsbury, WF12 7JU

**For Sale Leasehold Offers In The Region Of £190,000**

Occupying a fantastic plot is this well presented three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge and kitchen/dining room. The first floor leads to three bedrooms and family bathroom/w.c. Externally there are front and side lawned gardens and driveway parking. To the rear is an enclosed garden with decked seating and low level lawn.

The property is ideally located for all local shops and amenities that Dewsbury and Ossett has to offer and is well placed for the motorway network for those looking to commute further afield for work.

Ready to move into, a viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door with frosted panel, central heating radiator, stairs to the first floor landing and doors to the lounge and kitchen.

### LOUNGE

11'10" x 11'10" [3.63m x 3.61m]

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



### KITCHEN/DINING ROOM

18'5" x 9'11" [5.62m x 3.04m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated oven,



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation and doors to three bedrooms and bathroom.

### BEDROOM ONE

10'11" x 10'6" [3.34m x 3.22m]

UPVC double glazed window to the rear elevation, built in wardrobes and central heating radiator.



### BEDROOM TWO

11'1" x 10'9" [3.38m x 3.29m]

UPVC double glazed window to the front elevation, built in wardrobes and central heating radiator.



### BEDROOM THREE

6'10" x 7'5" [2.09m x 2.27m]

UPVC double glazed window to the front elevation, built in storage over the bulkhead and central heating radiator.

### BATHROOM/W.C.

7'3" x 6'0" [2.21m x 1.85m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, central heating radiator and fully tiled walls.



### OUTSIDE

To the front of the property is lawned garden and driveway parking with side garden. To the rear is a decked patio seating area with steps leading down to a lawn surrounded by bushes and brick walls.



### LEASEHOLD

The remaining term of the lease is 906 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 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.