



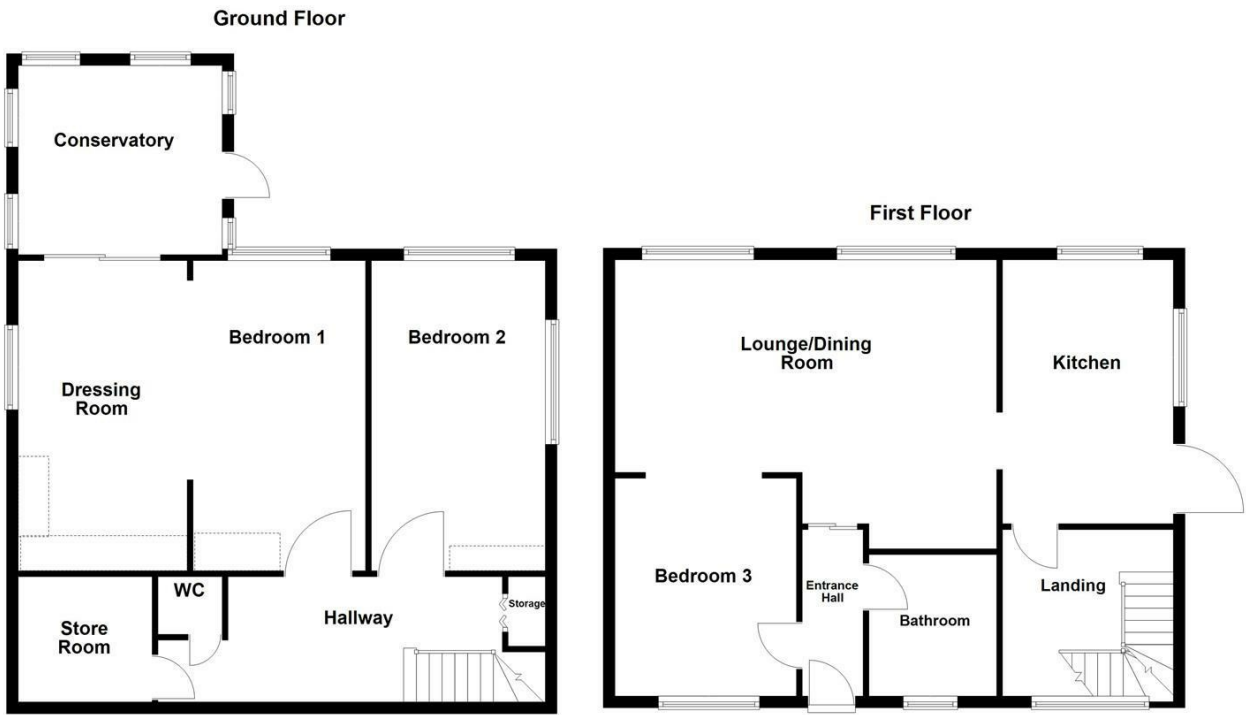
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

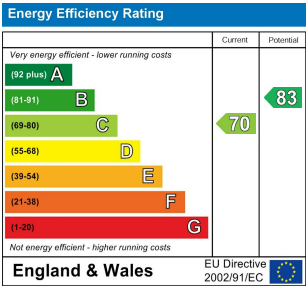


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



20 Wells Road, Dewsbury, WF12 0LE

For Sale Freehold £330,000

A stone built three bedroom detached property overlooking views of Dewsbury and set on a spacious plot. Within close proximity to schools and other local amenities and an internal viewing is recommended.

The accommodation briefly comprises of entrance hall leading into the open plan lounge diner with a bedroom three off (also having potential to be a further sitting Room), kitchen with breakfast bar and the bathroom/w.c. To the ground floor, there is a further hallway leading to the main bedroom with dressing area off as well as the conservatory, the second bedroom and w.c. Outside, to the front there is a driveway providing off road parking for three cars. Steps lead down to the rear garden, which has patio area, lawn and overlooks the views of Dewsbury.

Ideally suited to those looking for a family home that they can make their own or potentially develop with space to extend, subject to permissions.

An internal viewing will fully reveal the spacious accommodation on offer.



ACCOMMODATION

ENTRANCE HALL
9'3" x 4'11" max x 3'3" min [2.84m x 1.52m max x 1m min]
UPVC part glazed door, access into the lounge diner, bedroom three and bathroom/w.c. Central heating radiator.

OPEN PLAN LOUNGE DINER
14'9" x 21'5" [4.52m x 6.54m]
Two UPVC double glazed windows, three central heating radiators, coving to the ceiling. Access to the kitchen and bedroom three.



BATHROOM/W.C.
7'11" x 7'1" [2.43m x 2.18m]
Central heating radiator and hand rail. Pedestal wash basin, low flush w.c., panelled bath with hot and cold tap, low flush w.c., panelled bath with shower head attachment over, vinyl flooring, tiled walls, frosted UPVC double glazed window and extractor fan.



BEDROOM THREE
9'9" x 12'8" [2.98m x 3.87m]
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling.

KITCHEN
14'10" x 9'7" [4.53m x 2.93m]
A range of wall and base units, integrated Whirlpool cooker, four ring Whirlpool gas hob, laminate work surface with tiled splashback, integrated Whirlpool microwave, space and plumbing for a dishwasher, space and plumbing for a washing machine, sink with drainer and mixer tap, UPVC double glazed window to the rear, further UPVC double glazed window to the side, space for a dryer, space for a fridge freezer, UPVC door to the side, central heating radiator and a breakfast bar.



FIRST FLOOR LANDING
Staircase leading down to the ground floor. UPVC double glazed window to the front and central heating radiator.

GROUND FLOOR HALLWAY
Access to two bedrooms and a w.c. Storage room, which has potential to be used a study or craft room. Understairs storage.

BEDROOM ONE
17'5" x 9'8" [5.32m x 2.96m]
Central heating radiator, UPVC double glazed window to the rear, fitted wardrobes, central heating radiator, opening into the dressing area.



DRESSING AREA
9'6" x 14'7" [2.90m x 4.45m]
A range of fitted wardrobes, dressing table, UPVC double glazed window to the side, central heating radiator, sliding UPVC patio doors to the conservatory

BEDROOM TWO
17'5" x 9'9" [5.32m x 2.98m]
A range of fitted wardrobes, two central heating radiators, UPVC double glazed windows to the front and side elevations, hand wash baSin with mixer tap and storage units beneath.



CONSERVATORY
11'0" x 11'6" [3.36m x 3.51m]
UPVC double glazed construction with door leading out to the garden.



STORE ROOM
11'2" x 7'0" [3.41m x 2.15m]
Fitted shelves and has potential to be a play room or a utility room. Housing the combination boiler.

OUTSIDE
To the front there is a block paved driveway for off road parking for three cars. To the rear there is a patio area, lawned area and there are views overlooking Dewsbury. Steps leading up to the front parking.



W.C.
Low flush w.c. and corner wash basin.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

COUNCIL TAX BAND
The council tax band for this property is E

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.