



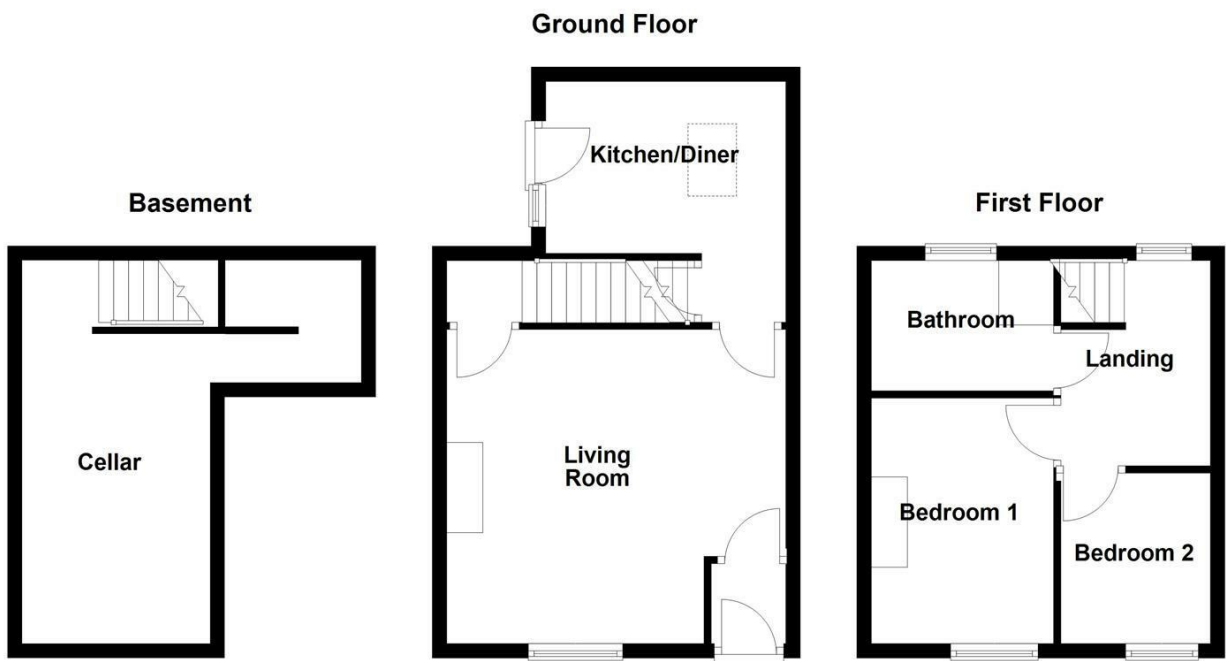
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



8 Fairfield Terrace, Dewsbury, WF12 7AE

For Sale Freehold £125,000

Situated in Dewsbury and deceptive from the front is this two bedroom end terrace property benefiting from two good size bedrooms, UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, living room with stairs to the first floor, kitchen diner with access to the cellar. To the first floor there is access to the loft, two bedrooms and the modern bathroom/w.c. Externally to the rear there is a buffer yard, which is low maintenance and slate enclosed by walls with iron gate for access.

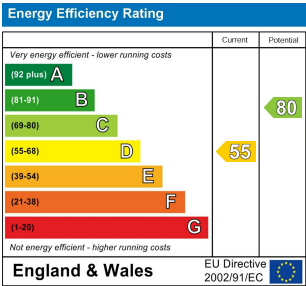
This property would make an ideal purchase for first time buyers, professional couples or even investors looking for buy to let. Only a full internal inspection will show what is on offer and so an early viewing is advised to avoid disappointment.

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.



ACCOMMODATION

ENTRANCE HALL

3'4" x 3'8" [1.03m x 1.13m]

UPVC double glazed frosted entrance door, door to the living room.

LIVING ROOM

14'3" x 15'5" max x 11'3" min [4.35m x 4.7m max x 3.45m min]

Door leading to the stairs to the first floor landing, door to the kitchen diner, central heating radiator, UPVC double glazed window to the front, coving to the ceiling, ceiling rose, decorative fireplace with exposed brick surround.

KITCHEN DINER

7'9" x 10'9" [2.37m x 3.28m]

Stairs providing access to the cellar, frosted UPVC double glazed door with window to the rear. Velux skylight, spotlighting to the ceiling, central heating radiator, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, breakfast bar with laminate work surface over, Baxi combi boiler, integrated oven, four ring gas hob with stainless steel extractor hood above, space and plumbing for a washing machine, space for a fridge freezer.



CELLAR

8'6" x 14'1" [2.61m x 4.31m]

Central heating radiator, spotlights to the ceiling, power, light, gas meters, electric meters.

FIRST FLOOR LANDING

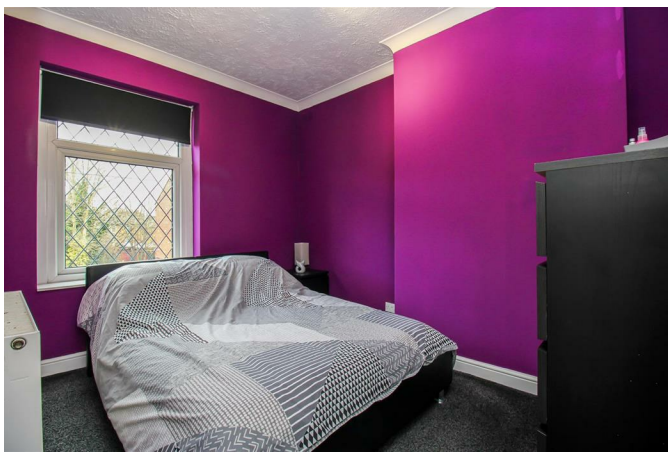
8'11" x 6'6" max x 3'3" min [2.72m x 2m max x 1.01m min]

Spotlights to the ceiling, loft access, UPVC double glazed window to the rear, storage cupboard, doors to bedrooms and the bathroom/w.c.

BEDROOM ONE

11'1" x 8'5" max x 7'4" min [3.4m x 2.57m max x 2.26m min]

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

6'6" x 8'2" [2m x 2.5m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front.



BATHROOM/W.C

5'10" x 8'4" max x 6'3" min [1.8m x 2.55m max x 1.93m min]

Bulkhead. Frosted UPVC double glazed window to the rear, spotlights to the ceiling, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, P-shaped bath with mixer tap and mains fed overhead shower with attachment and shower screen. Tiled.



OUTSIDE

To the rear there is a small buffer yard area, which is mainly slate surrounded by walls and fencing. Gate to the side.



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.

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.