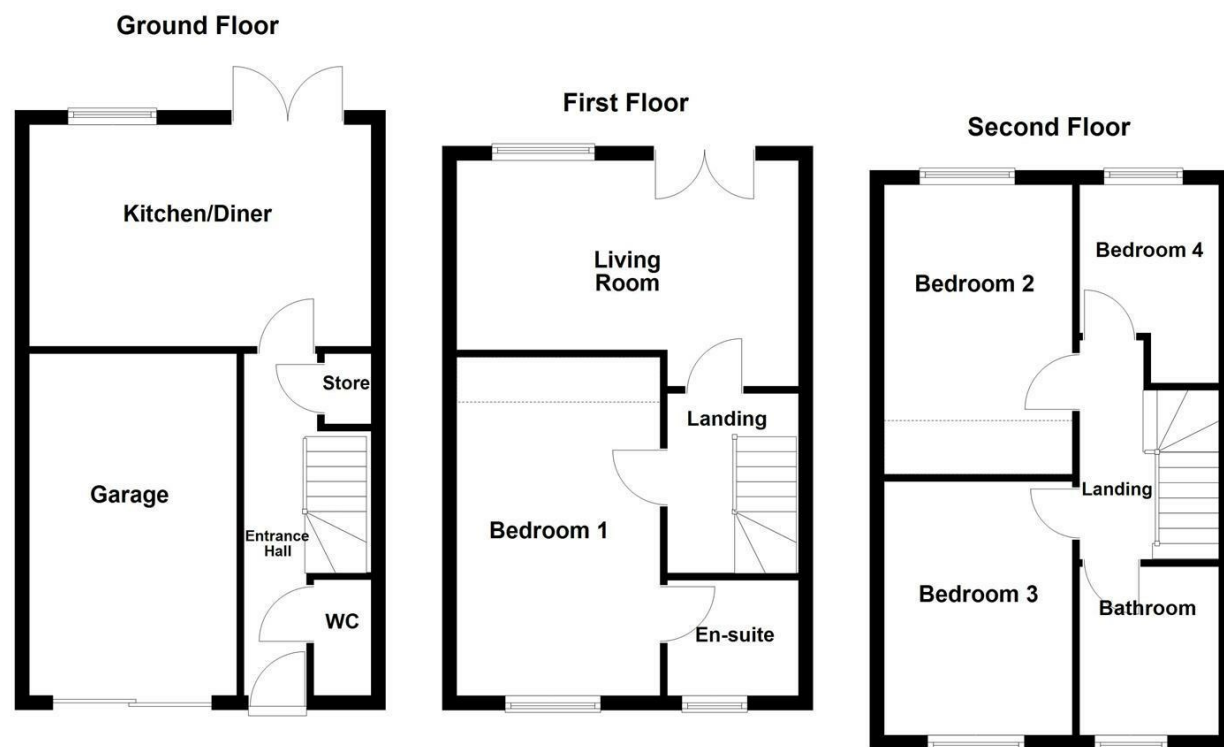


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



27 Spindle Close, Dewsbury, WF12 8NH

For Sale Freehold £200,000

Introducing to the market is this four bedroom three storey townhouse situated in the sought after location of Dewsbury benefitting from driveway, integral garage and enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c. and open plan kitchen/diner. The first floor landing leads to living room and bedroom one (with en suite facilities). A further set of stairs leads to the second floor which in turn leads to three further bedrooms and house bathroom. Outside to the front is a driveway leading to the integral single garage. To the rear is an enclosed lawned garden with paved patio area.

The property is ideally located for all local shops and amenities, whilst being only a short drive away from the motorway network, perfect for those looking to travel further afield.

Well presented and ready to move into, this property is perfect for the first time buyer, couple or growing family. A viewing comes highly recommended to fully appreciate the accommodation on offer.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, doors to the downstairs w.c., understairs storage and kitchen/diner.

W.C.

2'4" x 5'6" [0.73m x 1.70m]
Pedestal wash basin and low flush w.c. Central heating radiator, chrome towel rail and extractor fan.

INTEGRAL GARAGE

16'6" x 8'4" [5.03m x 2.56m]
Manual up and over door, power and light.

KITCHEN/DINER

15'8" x 9'4" [4.79m x 2.87m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob and extractor hood. Integrated dishwasher, integrated washing machine, integrated fridge/freezer. Central heating radiator, spotlights, UPVC double glazed window and French doors to the rear garden.



FIRST FLOOR LANDING

Doors to the living room and bedroom one. Stairs leading to the second floor landing.

LIVING ROOM

15'8" x 10'10" [4.80m x 3.31m]
Two central heating radiators, UPVC double glazed window and patio doors to the juliet style balcony overlooking the rear elevation.



BEDROOM ONE

12'2" x 8'6" [3.73m x 2.61m]
UPVC double glazed window to the front elevation, central heating radiator, range of fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'6" [1.97m x 1.70m]
Three piece suite comprising pedestal wash basin, low flush w.c. and shower cubicle with shower head attachment. Chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the front elevation.



SECOND FLOOR LANDING

Central heating radiator, loft access with loft ladder and doors to three bedrooms and bathroom.

BEDROOM TWO

8'8" x 11'7" [2.65m x 3.54m]
Range of fitted wardrobes, central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE

8'7" x 11'7" [2.63m x 3.54m]
Central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM FOUR

6'3" x 9'5" [1.93m x 2.88m]
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

6'4" x 8'1" [1.94m x 2.48m]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. UPVC double glazed frosted window to the front elevation, central heating radiator, extractor fan and airing cupboard.



OUTSIDE

To the front is a driveway for one vehicle leading to the single integral garage. To the rear is an attractive lawned garden with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.