



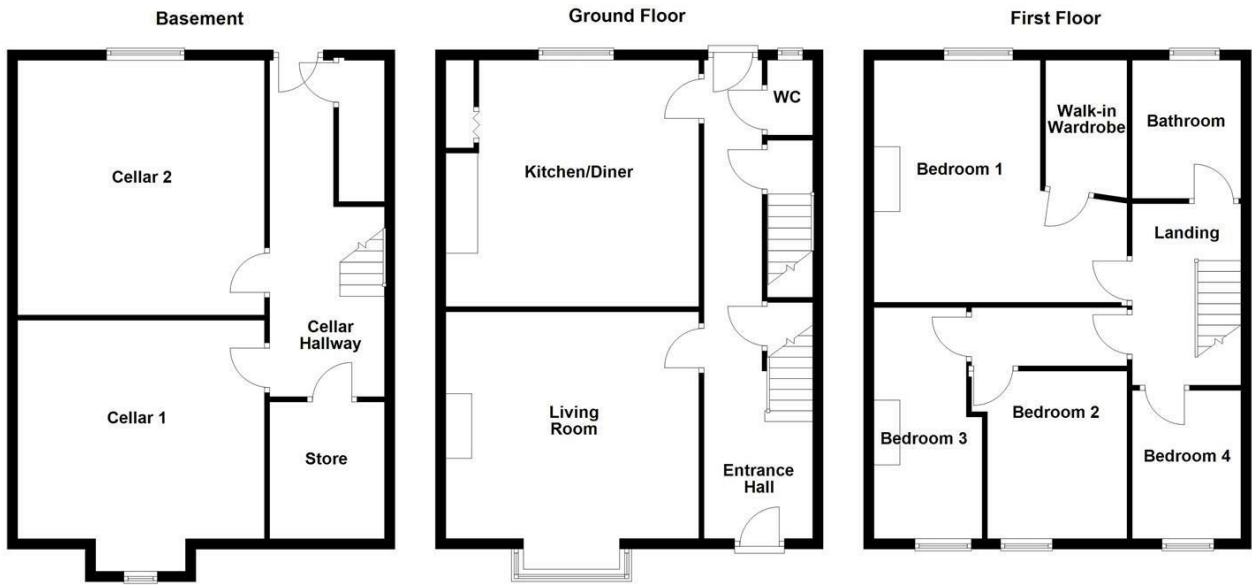
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

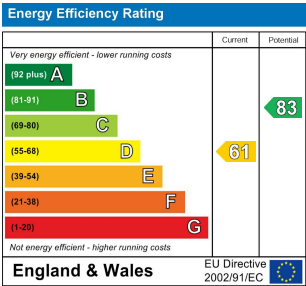


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



141 Wakefield Road, Dewsbury, WF12 8AJ

For Sale Freehold £240,000

Situated between Ossett and Dewsbury is this deceptively spacious four bedroom mid terrace property, offering generous living accommodation across multiple levels. Well presented throughout, the home boasts four good-sized bedrooms, ample reception space, and an extensive cellar with three separate rooms, ideal for conversion, subject to the necessary consents.

The accommodation briefly comprises: an entrance hall giving access to the living room, kitchen/diner, downstairs WC, rear garden, and the cellar, with useful under-stair storage. The first-floor landing leads to four well-proportioned bedrooms and the house bathroom. Bedroom one is further enhanced by a walk-in wardrobe, while the bathroom benefits from loft access. Externally, to the front of the property there is a pebbled driveway providing off-road parking for two vehicles, together with a paved pathway to the entrance and boundary walls/fencing. To the rear, the low-maintenance garden is mainly laid with artificial lawn, complemented by paved and pebbled patio areas, planted beds, and enclosed by a combination of timber fencing and traditional dry-stone walling.

The property is ideally located between Ossett and Dewsbury, with a range of shops, schools, and public houses within walking distance. Dewsbury train station offers excellent rail links, while local bus routes run nearby. For those commuting further afield, the M1 and M62 motorway networks are easily accessible.

Only by a full internal inspection can one truly appreciate the space and quality this turnkey home has to offer. Early viewing is strongly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

30'4" x 6'10" [max] x 6'2" [min] x 3'6" [min] [9.25m x 2.10m [max] x 1.90m [min] x 1.09m [min]]

Composite front door with frosted glass pane, decorative panelling to the walls, central heating radiator, spotlighting, coving to the ceiling, and access to the living room, kitchen/diner, cellar, downstairs WC and under stairs storage. Composite rear door leading to the garden.



CELLAR

Stairs lead down to the cellar hallway, which has access to a storage cupboard, two cellar rooms, under-stairs storage and a door to the rear garden. Power and light are installed throughout.

CELLAR ROOM ONE

15'10" x 17'5" [max] x 2'9" [min] [4.85m x 5.33m [max] x 0.85m [min]]
UPVC double-glazed frosted window to the front, power and light.

CELLAR ROOM TWO

14'5" x 16'0" [max] x 14'0" [min] [4.40m x 4.90m [max] x 4.27m [min]]
Timber-framed sash window to the rear, power and light, original cast iron fireplace.

CELLAR STORE

6'9" x 9'8" [2.08m x 2.97m]
Ideal for storage.

LIVING ROOM

15'11" x 17'7" [max] x 4'6" [min] [4.86m x 5.36m [max] x 1.38m [min]]
UPVC double-glazed box window to the front, coving to the ceiling, picture rail, ceiling rose, central heating radiator, and a gas fireplace with marble hearth, surround, and mantle.



KITCHEN/DINER

14'7" x 15'11" [max] x 14'1" [min] [4.46m x 4.87m [max] x 4.30m [min]]
Fitted with a range of shaker-style wall and base units with laminate work surfaces, tiled splashback, inset induction hob with extractor hood, and integrated oven. Integrated fridge/freezer, centralised island with inset stainless steel sink and mixer tap, integrated dishwasher. Multi-fuel stove with stone hearth, exposed brick surround, and limestone mantle. UPVC double glazed window to the rear, access to pantry cupboard, central heating radiator, coving and spotlighting.

W.C.

4'8" x 2'10" [1.43m x 0.88m]
Frosted UPVC double-glazed window to the rear, chrome heated towel radiator, concealed flush WC, ceramic wash basin built into storage unit with mixer tap, fully tiled.

FIRST FLOOR LANDING

Access to loft via skylight, doors to four bedrooms and house bathroom.

BEDROOM ONE

14'10" x 16'2" [max] x 9'2" [min] [4.54m x 4.95m [max] x 2.81m [min]]
UPVC window to the rear, coving, central heating radiator, decorative cast-iron fireplace, and door to walk-in wardrobe [1.60m x 2.56m].



BEDROOM TWO

10'8" x 9'8" [max] x 8'10" [min] [3.27m x 2.97m [max] x 2.70m [min]]
UPVC window to the front, coving, and central heating radiator.



BEDROOM THREE

14'7" x 6'11" [max] x 4'10" [min] [4.46m x 2.13m [max] x 1.48m [min]]
UPVC window to the front, coving, central heating radiator.



BEDROOM FOUR

8'9" x 7'0" [2.67m x 2.14m]
UPVC window to the front, central heating radiator.

HOUSE BATHROOM/W.C.

6'9" x 8'9" [2.07m x 2.67m]
Frosted UPVC window to the rear, extractor fan, loft access, chrome heated towel radiator, concealed flush WC, ceramic wash basin built into a storage unit with mixer tap. Corner panelled bath with mixer tap and showerhead attachment, plus a separate shower cubicle with overhead shower, additional attachment, and glass screen. Partial tiling.



OUTSIDE

To the front is a pebbled driveway providing off road parking for two vehicles, with a stone-paved pathway leading to the front door, enclosed with timber fencing to either side. The rear garden is accessible from both the basement and ground floor levels and is designed for low maintenance, comprising artificial lawn, paved patio, and planted beds. Enclosed with a mix of dry-stone walling, brick walling, and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.