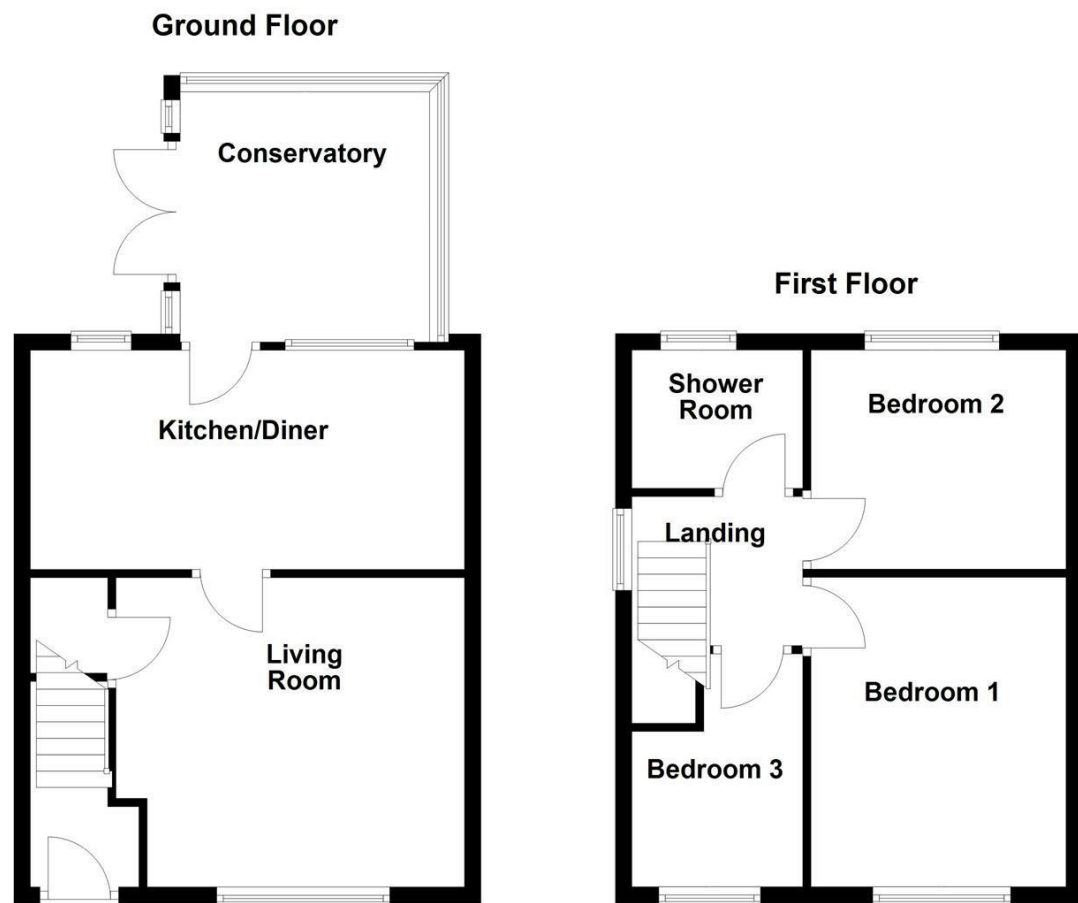




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



65 Parker Road, Dewsbury, WF12 0AP

For Sale Freehold £195,000

Situated a short drive away from Dewsbury is this well presented three bedroom end terrace property benefitting from a conservatory, off road parking and gardens to the front, side and rear.

The property briefly comprises of the entrance hall, living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms and shower room. Externally there are gardens to the front, side and rear. In addition there is off road parking to the front of the property.

The property is ideally placed for all local shops and amenities including schools. Whilst being a short drive from surrounding towns and the motorway network for those looking to commute.

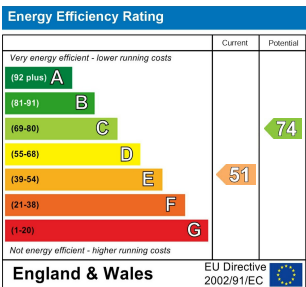
Ready to move into, a viewing is highly recommended.

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

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

12'4" x 14'0" [3.78m x 4.28m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with marble hearth and wood surround. Built in understairs storage cupboard and door to the kitchen/diner.



KITCHEN/DINER

17'4" x 8'8" [5.30m x 2.66m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated oven, gas hob and cooker hood. Space for a fridge/freezer, space for a washing machine, UPVC double glazed windows to the rear elevation, wood framed door to the conservatory and central heating radiator.



CONSERVATORY

10'0" x 9'11" [3.06m x 3.04m]

UPVC double glazed window to the rear and side with UPVC double glazed French doors to the side.



FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to three bedrooms and shower room.

BEDROOM ONE

12'4" x 10'3" [3.77m x 3.13m]

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



BEDROOM TWO

10'2" x 8'10" [3.10m x 2.71m]

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



BEDROOM THREE

9'4" x 6'10" [2.86m x 2.10m]

UPVC double glazed window to the front elevation, storage cupboard and central heating radiator.

SHOWER ROOM/W.C.

6'10" x 5'6" [2.10m x 1.69m]

Three piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator, fully tiled walls and floor.



OUTSIDE

There is off street parking to the front of the property. To the rear is a lawned garden with bush and shrubbery border, surrounded by timber fencing. There is a further lawned garden to side of the property.



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.