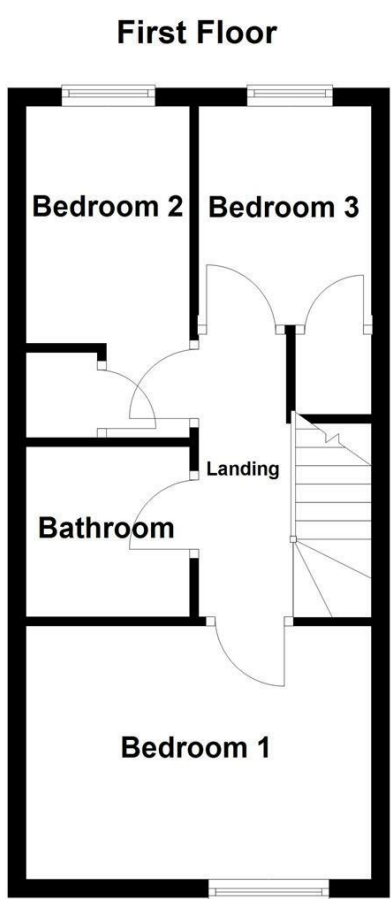
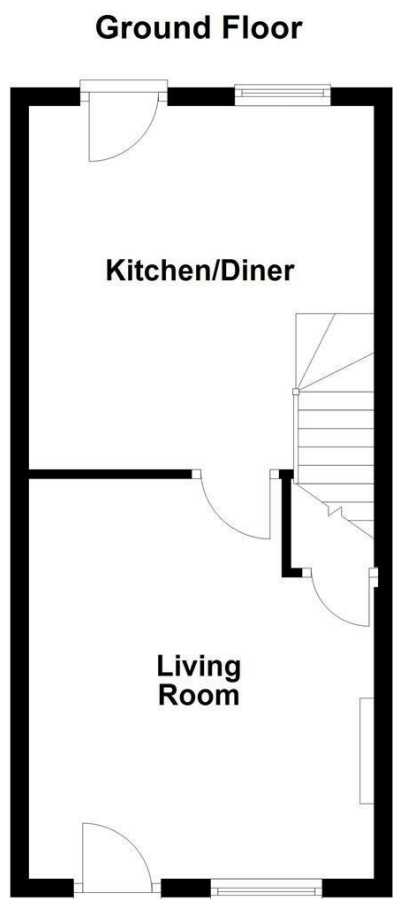


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Sovereigns Way, Dewsbury, WF12 9PF

For Sale Freehold £135,000

Situated in the Thornhill Lees area of Dewsbury is this three bedroom mid terrace property, offering well proportioned accommodation throughout, including ample reception space, three generous bedrooms, and well landscaped gardens to the front and rear. This property is certainly not one to be missed.

The accommodation comprises a spacious living room with an understairs storage cupboard and a door leading through to the kitchen/diner. The kitchen/diner provides access to both the first floor landing and the rear garden. To the first floor, the landing gives access to bedroom one, bedroom two, bedroom three, and the house bathroom. Bedrooms two and three both benefit from built in storage cupboards, and the bathroom also provides access to the loft. Externally, the front garden is laid to lawn with mature flower and shrub borders, a paved pathway leading to the front door, and a hedge providing privacy. The rear garden is also predominantly laid to lawn with mature planting, a concrete pathway, space for a garden shed, and a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed with hedging and boundary walls, with a timber gate to the rear.

This property would make an excellent purchase for a wide range of buyers, as the Thornhill Lees area offers a variety of local shops, schools, and public houses within walking distance. Further amenities are available in Dewsbury town centre, as well as neighbouring towns and cities such as Ossett and Wakefield. Regular bus routes operate nearby, and Dewsbury also benefits from its own train station with direct links to major cities. The M1 and M62 motorway networks are only a short distance away, making the location ideal for commuters.

A full internal inspection is highly recommended to fully appreciate what this property has to offer, making it an ideal purchase for first time buyers, small families, or professional couples. Early viewing is strongly advised to avoid disappointment.



ACCOMMODATION

LIVING ROOM

12'5" x 14'5" max [3.8m x 4.4m max]

UPVC double glazed entrance door leads into the living room, a UPVC double glazed window to the front, understairs storage cupboard and a gas fireplace with marble hearth and wooden surround. A door leads through to the kitchen diner.



KITCHEN/DINER

13'1" x 12'4" max [4.00m x 3.77m max]

A range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer

tap, tiled splashback, space and plumbing for a gas cooker, plumbing for a washing machine, and space for a fridge/freezer. A frosted UPVC double glazed door to the rear, UPVC double glazed window to the rear, wall mounted heater and staircase to the first floor landing.

FIRST FLOOR LANDING

Access to three bedrooms and the house bathroom.

BEDROOM ONE

9'2" x 12'5" [2.8m x 3.8m]

UPVC double glazed window to the front and wall mounted heater.



BEDROOM TWO

6'1" x 12'1" max [1.87m x 3.7m max]

UPVC double glazed window to the rear, wall mounted heater and access to a storage cupboard housing the water tank.



BEDROOM THREE

5'10" x 8'5" [1.78m x 2.58m]

UPVC double glazed window to the rear, wall mounted electric heater and access to an upstairs storage cupboard.



BATHROOM/W.C.

5'10" x 6'1" [1.8m x 1.87m]

Loft access, extractor fan, low flush w.c., pedestal wash basin, panel bath with electric shower attachment and fully tiled walls.



OUTSIDE

The front garden is mainly laid to lawn with a planted bed border containing mature flowers and shrubs. A paved pathway leads to the front door, with hedging on one side. The rear garden is also laid to lawn with mature shrubs and flowers, concrete pathway, timber shed and a paved patio ideal for outdoor dining and entertaining. The garden is fully enclosed by hedging and walls, with a timber gate at the rear.



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.