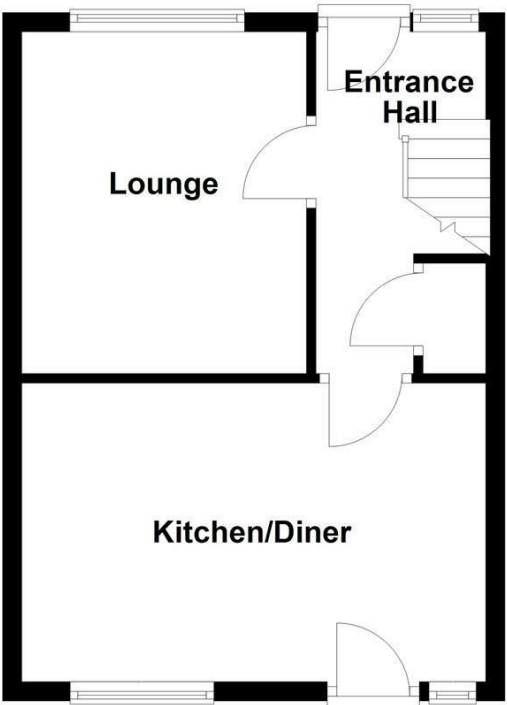




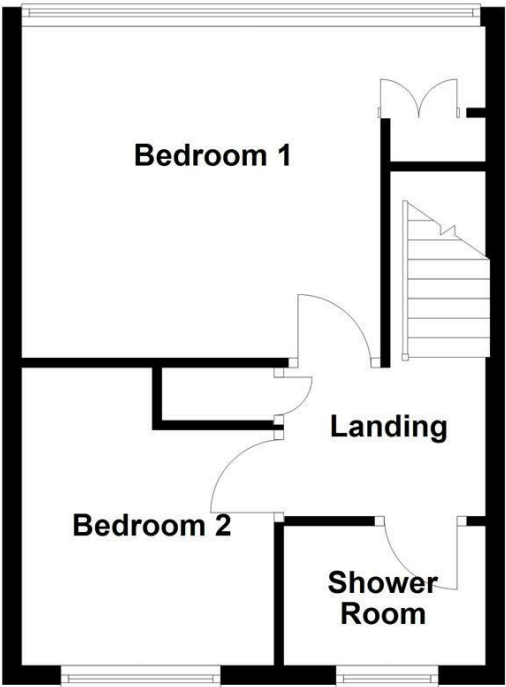
WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRAC & CASTLEFORD  
01924 899 870 | 01977 798 844

Ground Floor



First Floor

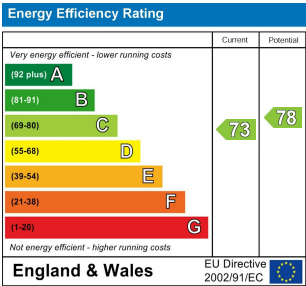


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



25 Smallwood Gardens, Dewsbury, WF12 7RX

For Sale Freehold O.I.R.O £135,000

Enjoying open aspects to the front, this well maintained two double bedroom mid town house offers neatly presented accommodation throughout and would make an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall, lounge and kitchen/diner to the ground floor. To the first floor are two generous double bedrooms and a modern shower room. Externally, the property benefits from a small lawned garden to the front and an attractive, low maintenance Indian stone garden to the rear.

The property is well placed for a range of local amenities including shops and schools, with regular bus routes nearby and excellent access to the motorway network.

Offered to the market with no onward chain and vacant possession, this is an ideal home for first time buyers, couples or small families, and an early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door leads into the entrance hall, which benefits from a double glazed frosted UPVC window to the side elevation, staircase to the first floor with understairs storage, a central heating radiator and doors leading to the lounge and kitchen/diner.

### LOUNGE

9'4" x 12'9" [2.86m x 3.90m]

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

### KITCHEN/DINER

11'4" x 15'7" [3.46m x 4.77m]

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine, space for a fridge freezer, a gas hob with extractor hood above and tiled splashbacks to the walls. A gas fire with marble back and wooden surround, two UPVC double

glazed windows to the rear elevation and a UPVC door providing access to the rear garden.

### FIRST FLOOR LANDING

Loft access and doors to two bedrooms, a storage cupboard and the shower room.

### BEDROOM ONE

10'11" x 12'5" [min] x 15'7" [max] [3.35m x 3.81m [min] x 4.76m [max]]

UPVC double glazed window to the front elevation, a central heating radiator, fitted wardrobes to one side of the wall and useful storage space over the stairs.

### BEDROOM TWO

9'10" [min] x 12'6" [max] x 9'3" [3.00m [min] x 3.82m [max] x 2.84m]

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

### SHOWER ROOM/W.C.

5'11" x 6'8" [1.82m x 2.05m]

Modern three piece suite comprising a low flush w.c., pedestal wash basin and corner shower cubicle with mixer shower. Fully tiled, heated

towel radiator, recessed spotlights and a UPVC double glazed frosted window to the rear elevation.

### OUTSIDE

To the front is a small lawned garden area, enjoying an open aspect. To the rear of the property is an Indian stone tiered patio area along with a brick built outbuilding.

### 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.