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01977 798 844

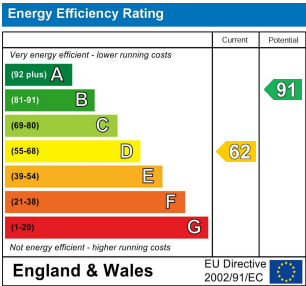


IMPORTANT NOTE TO PURCHASERS  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 71 Hall Lane Cottages The Combs, Dewsbury, WF12 0LG

### For Sale Freehold Fixed Asking Price £150,000

A beautifully presented two bedroom stone fronted mid terrace property, situated in the popular area of Dewsbury. Offering accommodation arranged over four floors, this charming home features a modern kitchen diner with integrated appliances, stylish living spaces, and an impressive finish throughout.

The property is entered through a composite front door into a contemporary kitchen diner fitted with a range of integrated appliances and providing access to both the living room and basement level, as well as a staircase leading to the first floor. The basement has been converted into a stylish living area with full power and lighting, ideal as an additional lounge or entertainment room. To the first floor, there is a generous double bedroom and a modern four piece house bathroom. A further staircase leads to the attic room, which benefits from a double glazed Velux window and offers excellent versatility as a guest room or home office. The home also benefits from UPVC double glazing and gas central heating throughout.

Conveniently located within easy reach of Dewsbury town centre, local shops, schools, and transport links, early viewing is highly recommended to fully appreciate the quality and character this delightful home has to offer.

Perfectly suited to first time buyers, young couples, or small families, this property is offered to the market with no onward chain and vacant possession, ready for immediate occupation.





#### ACCOMMODATION

##### KITCHEN/DINER

Composite front door into the open plan kitchen diner. The room features tiled flooring, a range of wall and base units with butcher block style work surfaces and a Belfast sink with mixer tap and drainer. UPVC double glazed windows face the front elevation. The kitchen includes an integrated double oven, integrated microwave, extractor fan with tiled splashback and a four ring gas hob. Central heating radiator, integrated wine fridge, staircase leading to the first floor, and further staircase access to the living room on the basement level.



##### LIVING ROOM

16'1" x 13'11" [4.92m x 4.25m]

Located on the lower ground floor, this converted basement provides a cosy living area with tiled flooring, original exposed beams to the ceiling, ceiling spotlights and full electrics and power.



##### BEDROOM ONE

16'1" x 13'11" [4.92m x 4.25m]

Spacious double bedroom featuring two UPVC double glazed windows to the front elevation and a central heating radiator. Provides access to the adjoining bathroom.



##### BATHROOM/W.C.

12'11" x 5'2" [3.96m x 1.59m]

Beautifully finished with marble effect tiled flooring and full height tiling to the walls. Comprises a freestanding ceramic bath with shower attachment and chrome taps, a fitted shower enclosure with ceramic tray, mixer tap, handheld and overhead shower and a chrome centrally heated towel radiator.



##### LOFT ROOM

16'1" x 13'11" [4.92m x 4.25m]

A versatile attic space with carpet flooring and a Velux UPVC window facing the front elevation, ideal for use as a second bedroom, office, or hobby room.



##### 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.