



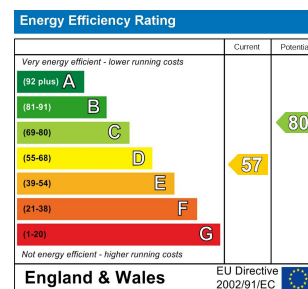
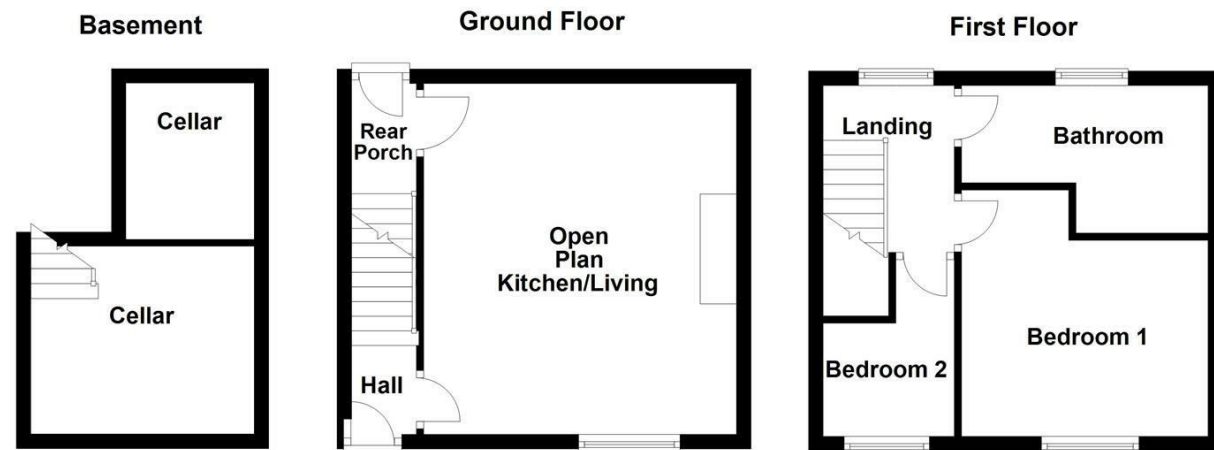
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**19 Fairfield Avenue, Dewsbury, WF12 7AG**

**For Sale Freehold £125,000**

This charming two bedroom stone end terrace property is set in a tucked away position and offers well proportioned accommodation and would make the perfect home for first time buyers, downsizers and buy to let investors alike.

The ground floor briefly comprises of an entrance hall, spacious open plan kitchen and lounge area, rear porch with access down to a useful cellar for storage and to the first floor are two bedrooms and a house bathroom/w.c. Externally and to the front of the property is an attractive and low maintenance enclosed garden whilst to the rear is a small courtyard style garden.

The property is conveniently situated close to amenities and offering excellent transport links including good bus routes, Dewsbury train station and easy access to the motorway networks for those who wish to commute.

This attractive home presents an excellent opportunity for a variety of purchasers and an early viewing is highly recommended.



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## ACCOMMODATION

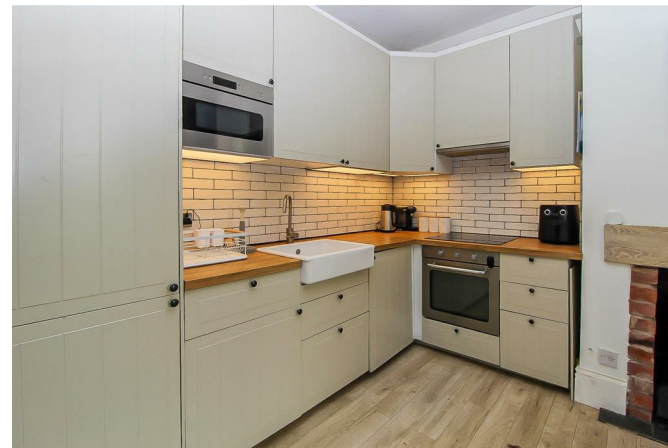
### ENTRANCE HALL

Accessed via a composite front entrance door, with staircase leading to the first floor landing, central heating radiator and a useful storage cupboard. A door leads through to the open plan living dining kitchen.

### OPEN PLAN KITCHEN/LIVING

15'1" x 14'2" [4.60m x 4.34m]

A superb open plan space featuring a UPVC double glazed window overlooking the front elevation, central heating radiator, inset spotlights to the ceiling and an exposed brick fireplace housing a wood burning stove. The recently renovated kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating a sink and drainer, integrated hob, oven and cooker hood, integrated fridge freezer, integrated microwave and tiled splashbacks.



### REAR PORCH

Access down to the storage cellar and a door leading out to the rear courtyard.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, loft access and doors leading to two bedrooms and the house bathroom.

### BEDROOM ONE

9'11" x 9'10" [3.04m x 3.01m]

A double bedroom with a UPVC double glazed window overlooking the front elevation, central heating radiator and an original feature fireplace recess providing space for storage units.



### BEDROOM TWO

8'11" x 6'6" [2.74m x 2.00m]

UPVC double glazed window overlooking the front elevation, central heating radiator and built-in storage over the bulkhead.



### BATHROOM/W.C.

6'10" x 5'10" [2.10m x 1.79m]

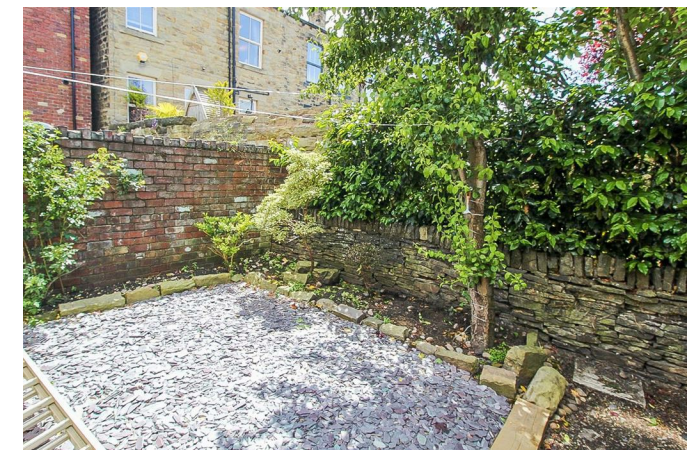
Fitted with a modern three piece suite comprising a panelled bath with electric shower over, low flush W.C. and wash basin. The room further benefits from a chrome ladder style heated towel rail, a frosted UPVC double glazed window to the rear elevation and tiling to the shower and bath areas.



### OUTSIDE

To the front, the property enjoys a low maintenance garden

incorporating an artificial lawn and pebbled area with mature bushes and shrub borders, enclosed by timber fencing with side access to the road. To the rear is an enclosed courtyard garden with a useful brick built outhouse providing additional storage.



### 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.