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Estate Agent

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26 Dewsbury Road, Wakefield, WF2 9BS

For Sale Freehold £130,000

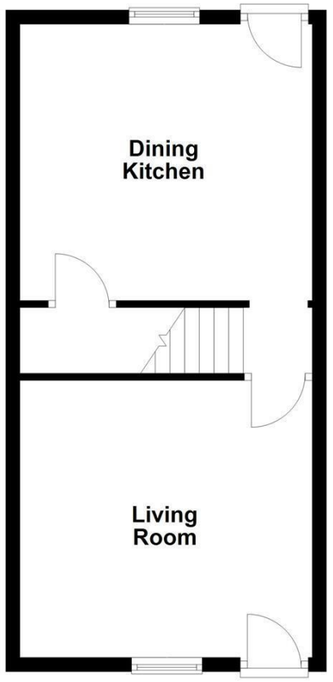
A well presented two bedroom traditional terraced home, offering well proportioned accommodation throughout and ideally positioned within easy reach of Wakefield city centre.

The property benefits from gas central heating and replacement UPVC double glazing and is approached via a welcoming entrance leading into a spacious living room featuring a fitted gas fire. An inner hallway leads through to a generous dining kitchen, fitted with a range of units and integrated cooking facilities, with a door providing access to the rear garden. To the first floor, the principal bedroom is situated to the front of the property, with a further good sized second bedroom to the rear. The accommodation is completed by a bathroom fitted to a high standard with an attractive four piece suite. Externally, the property enjoys a buffer style garden to the front, with a larger low maintenance garden to the rear.

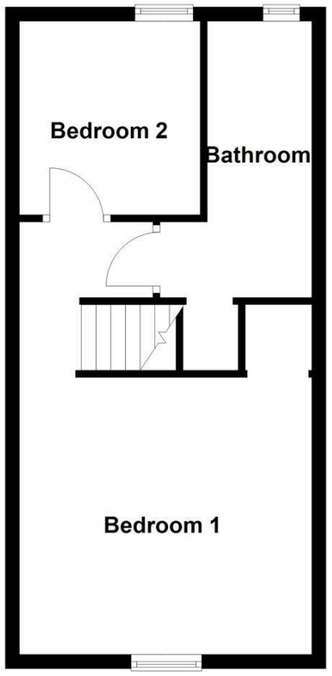
The property is situated in a highly convenient location, within easy reach of a range of local shops, schools and recreational facilities. A broader selection of amenities can be found in Wakefield city centre, which also benefits from a mainline railway station and excellent access to the motorway network.

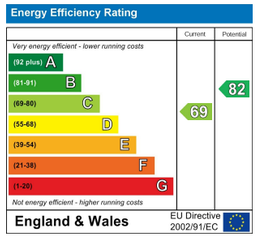
Only a full internal inspection will fully appreciate the space and convenience this home has to offer. An early viewing is highly recommended.

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.

ACCOMMODATION

LIVING ROOM
13'5" x 12'9" (4.1m x 3.9m)
UPVC front entrance door, window to the front, central heating radiator and feature fireplace with fitted gas fire.

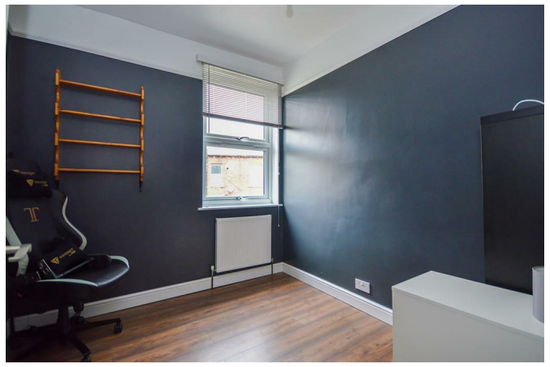
HALLWAY
Stairs to the first floor landing.

DINING KITCHEN
13'5" x 12'9" (4.1m x 3.9m)
Window and UPVC door to the rear, wall mounted gas fired central heating boiler and refitted with a range of contemporary wall and base units with laminate worktops and matching upstands. Inset composite sink unit, space and plumbing for a washing machine, inset gas on glass four ring hob with glass splashback and extractor hood above, built in oven and space for a tall fridge freezer. Central heating radiator and paved flooring.

FIRST FLOOR LANDING
Loft access hatch with fold down ladder to insulated loft

BEDROOM ONE
13'5" x 13'1" (4.1m x 4.0m)
Double glazed window to the front, central heating radiator and useful overstairs walk in wardrobe.

BEDROOM TWO
8'10" x 8'6" (2.7m x 2.6m)
Window overlooking the rear garden, central heating radiator and wood effect laminate flooring.



BATHROOM/W.C.
12'9" x 4'7" (3.9m x 1.4m)
Refitted to a high standard with a white and chrome four piece suite comprising panel bath, separate shower cubicle with glazed screen, pedestal wash basin and low flush WC. Chrome heated towel rail and overstairs storage cupboard.

OUTSIDE
To the front, the property has a buffer style garden. To the rear, there is a larger enclosed garden incorporating a paved seating area and gravelled feature.

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 Wakefield 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.