



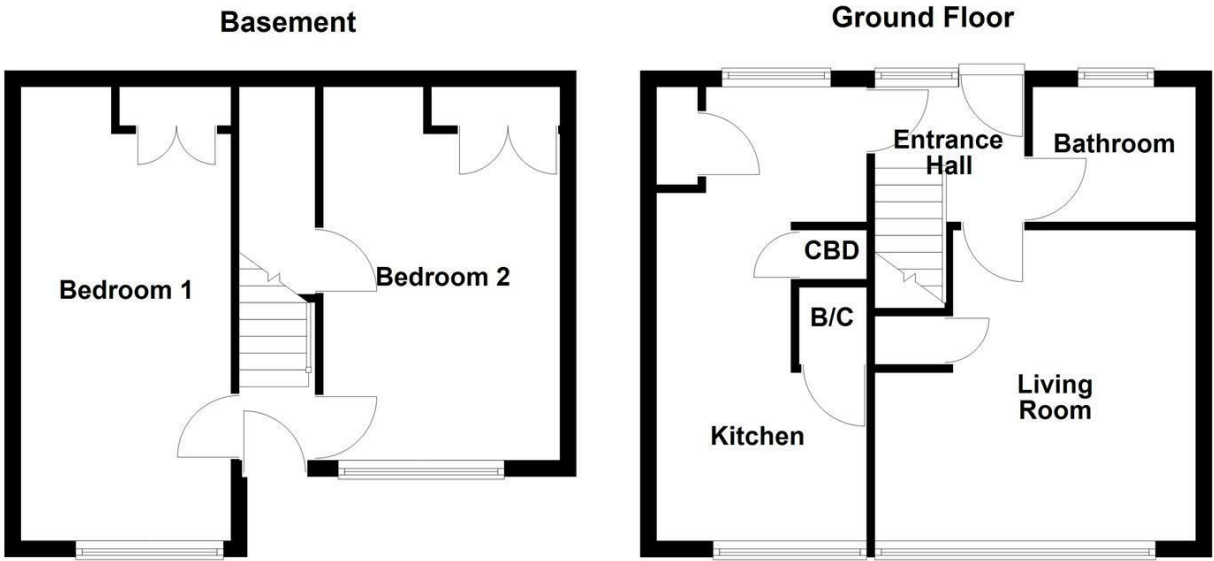
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### 3 School Lane, Dewsbury, WF13 4RZ

For Sale Freehold £100,000

A wonderful opportunity to acquire this well presented two bedroom duplex home, offering far reaching views over the valley to the front. The property features both front and rear gardens, two generous double bedrooms, a modern fitted kitchen with newly installed double glazing, and gas central heating throughout.

The kitchen is fully equipped with high gloss units, two storage cupboards, and a concealed boiler, complemented by dual-aspect windows that provide excellent natural light. The first floor also includes a spacious living room with a useful storage cupboard, as well as a modern three piece house bathroom. Stairs lead down to the ground floor, where you will find two double bedrooms, each benefiting from built in wardrobes and direct access to the attractive front garden. The front garden offers a long, private outdoor space featuring a brick built barbecue and mature hedging. To the rear, the low maintenance AstroTurf garden is enclosed on three sides by timber panel fencing, and a brick built outbuilding provides valuable storage. On street parking is available on a first come, first served basis.

The property is within walking distance of local amenities and nearby schools, with regular bus services to Dewsbury and Huddersfield. The M1 and M62 motorway networks are also within easy reach, making this an ideal location for commuters.

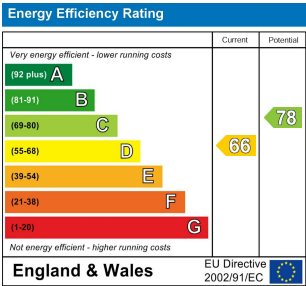
A full internal inspection is highly recommended to appreciate the quality of this home. Early viewing is advised.

**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\*

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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.

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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.

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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

### ENTRANCE HALL

Double glazed entrance door into the entrance hall, frosted double glazed window to the front, coving to the ceiling, stairs down to the basement. Doors providing access to the kitchen, living room and the bathroom.

### BATHROOM

6'7" x 5'6" [2.02m x 1.68m]

Frosted UPVC double glazed window to the rear, chrome towel radiator, tiled walls throughout. A three piece suite comprising of a panelled bath with a glass shower screen and shower head attachment and a low flush W.C..



### LIVING ROOM

12'6" x 13'1" [max] x 9'8" [min] [3.82m x 3.99m [max] x 2.95m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, understairs storage cupboard.



### KITCHEN

18'3" x 8'6" [max] x 6'6" [min] [5.58m x 2.61m [max] x 2.0m [min]]

UPVC double glazed windows to the front and rear. Fitted with a range of wall and base units with laminate worksurfaces and tiled splashback, stainless steel sink and drainer with mixer tap, space for a freestanding fridge/freezer. Pluming for washing machine, integrated

oven and grill with four ring gas hob and cooker hood over.

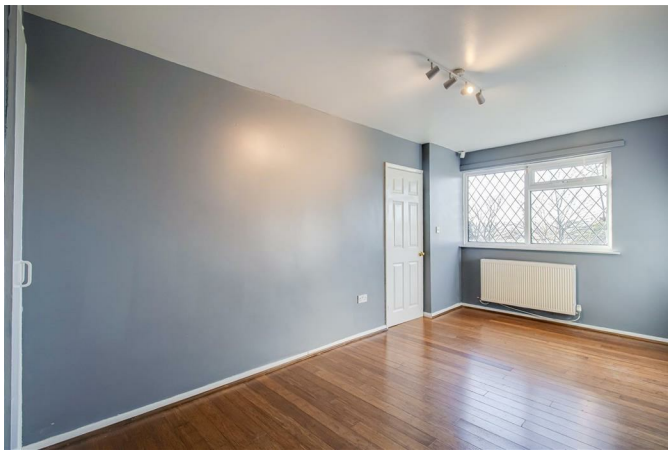
### BASEMENT LANDING

UPVC double glazed door to the front garden with a frosted UPVC double glazed window above. Doors to two bedrooms.

### BEDROOM ONE

15'10" x 18'2" [max] x 8'5" [min] [4.85m x 5.56m [max] x 2.59m [min]]

UPVC double glazed window to the front, built in wardrobe.



### BEDROOM TWO

9'7" x 15'1" [max] x 12'9" [min] [2.93m x 4.61m [max] x 3.90m [min]]

UPVC double glazed window to the front, fitted wardrobe and cupboards.



### OUTSIDE

To the front of the property there is a recessed rear porch with a timber door providing access to a storeroom, an attractive lawned garden with paved borders, enclosed on three sides by privet hedges, and a brick built BBQ area. To the rear of the property there is a low maintenance AstroTurf lawn with timber decking in one corner and pebbled borders. A paved pathway leads to a timber gate,

with timber panel fencing on all three sides providing full enclosure. A brick built outbuilding with a timber door offers useful garden 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.