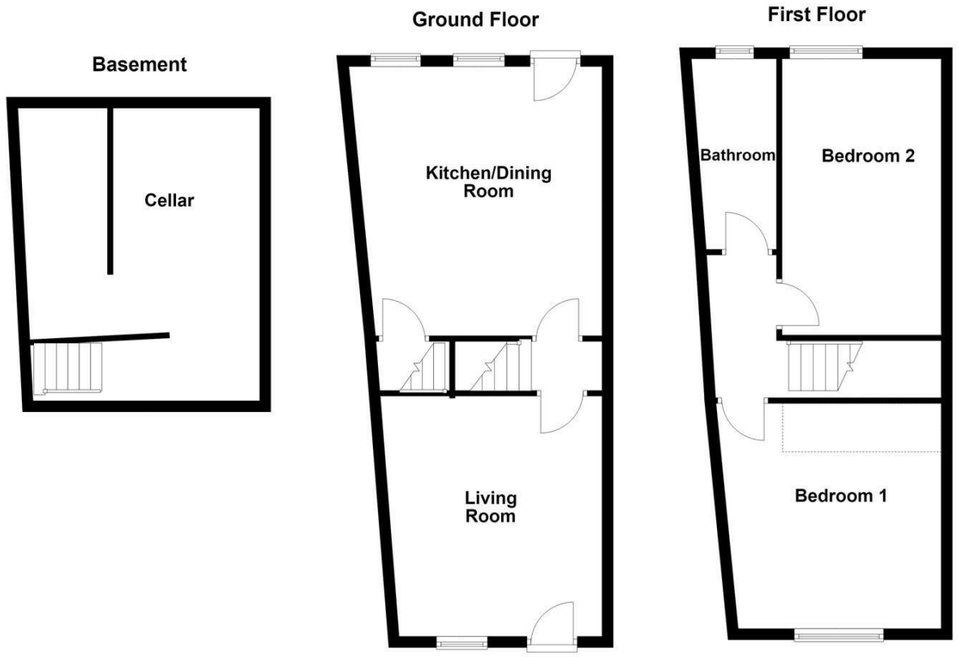

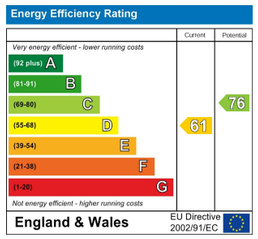

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

60 The Town, Dewsbury, WF12 0QX

For Sale Freehold £189,000

Offered to the market is this well presented and deceptively spacious two bedroom terraced property, ideally situated within the popular town of Dewsbury. Boasting a spacious kitchen diner, and a beautifully landscaped south west facing rear garden, this property is ideal for first time buyers, young professionals, and investors alike.

The accommodation briefly comprises a front buffer garden leading to the entrance door and into a welcoming lounge. An inner lobby provides access to the staircase rising to the first floor landing and leads through to the spacious kitchen diner, which benefits from a range of integrated appliances. A rear porch provides access to the garden, while the lower ground floor offers a useful cellar with power, lighting, and a gas combination boiler. To the first floor, the landing provides loft access and leads to two well proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and enjoys far reaching views to the front elevation, while the second bedroom overlooks the rear garden. Completing the accommodation is a modern three piece bathroom suite. Externally, the property enjoys a front buffer garden and access to a communal car park. To the rear is a superb enclosed garden arranged over two tiers, featuring a gravelled seating area, a paved patio, and a landscaped lawn, all enclosed by timber fencing. Off road parking is also available to the rear. The south west facing aspect provides an excellent space for outdoor entertaining and enjoying the afternoon and evening sun.

The property further benefits from UPVC double glazing and gas central heating throughout.

Conveniently positioned within walking distance of a range of local shops, amenities, schools, doctors' surgeries, pharmacies, pubs, and restaurants, the property also offers excellent access to Dewsbury town centre and nearby countryside walks. This excellent location makes it ideal for commuters and those seeking a balance between town and country living.

An internal viewing is highly recommended to fully appreciate the space, presentation, and location this fantastic home has to offer.

ACCOMMODATION

LOUNGE
13'10" x 13'5" (4.22m x 4.10m)
Featuring a central heating radiator, carpeted flooring, UPVC double glazed window to the front elevation, coving to the ceiling, and access through to the inner hallway.

INNER HALLWAY
The inner hallway is carpeted and benefits from a central heating radiator, staircase rising to the first floor landing, and access through to the kitchen diner.

KITCHEN DINER
18'0" x 14'8" (5.49m x 4.47m)
Fitted with a range of wall and base units incorporating laminate work surfaces, stainless steel sink with mixer tap and drainer, tiled splashbacks, space for a washing machine, space for a cooker with extractor fan above, oak effect laminate flooring, central heating radiator, and two UPVC double glazed windows overlooking the rear elevation. There is also access to the cellar and a timber door leading through to the rear porch. Please note there is vinyl plank flooring beneath the current floor covering.

REAR PORCH
6'1" x 4'0" (1.86m x 1.23m)
Having tiled flooring, UPVC door providing access to the rear garden, and surrounding UPVC double glazed windows overlooking the rear elevation.

CELLAR
13'6" x 15'11" (4.14m x 4.86m)
Partitioned into two sections and currently utilised for storage. Benefiting from power, lighting, consumer unit, and a central heating radiator.

FIRST FLOOR LANDING
To the first floor, the landing provides access to two bedrooms, the house bathroom, loft access, and a useful storage area. The landing and staircase are fully carpeted and provide access to the Ideal gas combi boiler.

BEDROOM ONE
12'11" x 13'8" (3.95m x 4.17m)
A spacious double bedroom featuring carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation, a range of fitted wardrobes, and far reaching views.

BEDROOM TWO
15'3" x 10'7" (4.66m x 3.25m)
Another generous double bedroom with carpeted flooring, central heating radiator, and UPVC double glazed window overlooking the rear elevation.

BATHROOM
5'10" x 10'2" (1.80m x 3.11m)
Comprising a modern three piece suite including a low flush WC, pedestal wash hand basin with mixer tap, and panelled bath with hot and cold taps, shower attachment, and shower over. The room also benefits from a chrome heated towel radiator, vinyl flooring, tiled walls surrounding the bath area, extractor fan, and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
To the front of the property, there is a front buffer garden with a gravelled area and flagged pathway leading to a composite entrance door. Externally, the property benefits from shared access leading to optional off street parking within a communal car park. To the rear is an enclosed two tier garden bounded by timber fencing, comprising a gravelled seating area, flagged patio, and a landscaped lawn. The garden enjoys a desirable south west facing aspect.

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.