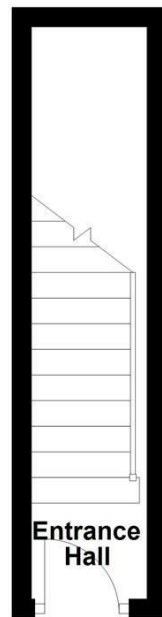


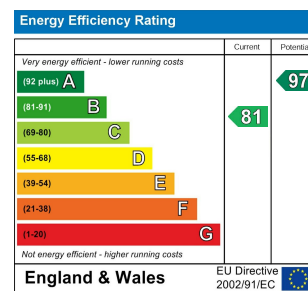
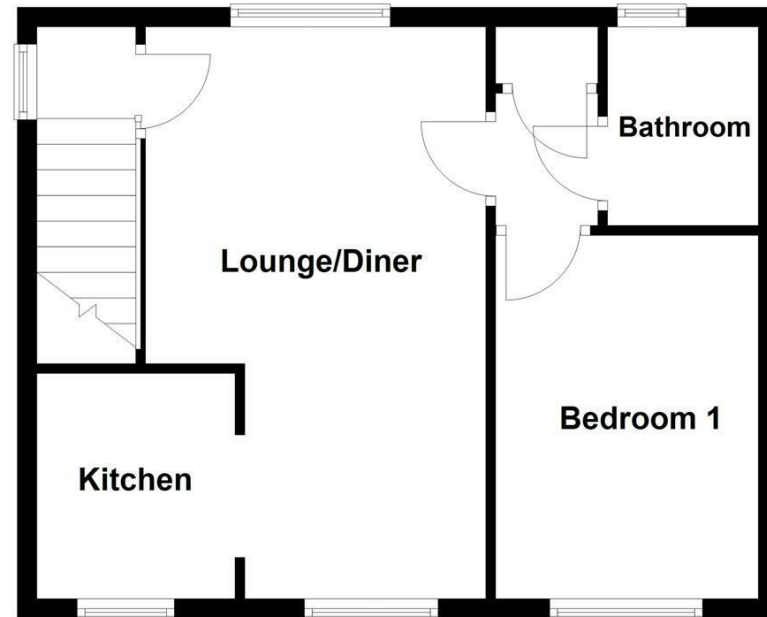


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**Ground Floor**



**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\*

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 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.



**60 Chidswell Lane, Dewsbury, WF12 7FE**

**For Sale Freehold £135,000**

Set back from the main roadside is this superbly appointed and attractive one bedroom maisonette apartment, offering well presented accommodation together with an allocated parking space with an electric vehicle charging point.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor. The first floor landing leads to an open plan lounge dining room with a contemporary fitted kitchen positioned off the main living area. There is also a useful storage cupboard within the hallway. The property further benefits from a double bedroom and a modern bathroom. Externally, there is a low maintenance flagged garden area and an allocated parking space with electric vehicle charging point.

The property is conveniently located for local amenities including shops and schools, with regular bus routes nearby and excellent access to the motorway network, making it ideal for commuters.

An ideal purchase for first time buyers, couples or those looking to downsize. Early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

A front entrance door leads into the entrance hall with radiator and staircase leading to the first floor landing. The landing has a double glazed window to the side elevation and door through to the lounge diner.

### LOUNGE/DINER

19'6" x 10'7" [5.96m x 3.25m]

Enjoying a dual aspect with UPVC double glazed windows to the front and rear elevations, two radiators and archway leading through to the kitchen.



### KITCHEN

6'7" x 7'6" [2.01m x 2.30m]

Fitted with a modern range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel filter hood above, integrated oven and grill, integrated fridge and freezer and integrated washing machine. The boiler is also housed here and there is a UPVC double glazed window to the front elevation.

### HALLWAY

Doors leading to the bedroom, storage cupboard and bathroom.

### BATHROOM/W.C.

5'7" x 6'8" [1.71m x 2.04m]

Fitted with a low flush WC, pedestal wash basin and panelled bath with mixer shower over. Fully tiled around the bath, radiator, wood effect flooring, recessed ceiling spotlights and frosted UPVC double glazed window to the rear elevation.



### BEDROOM

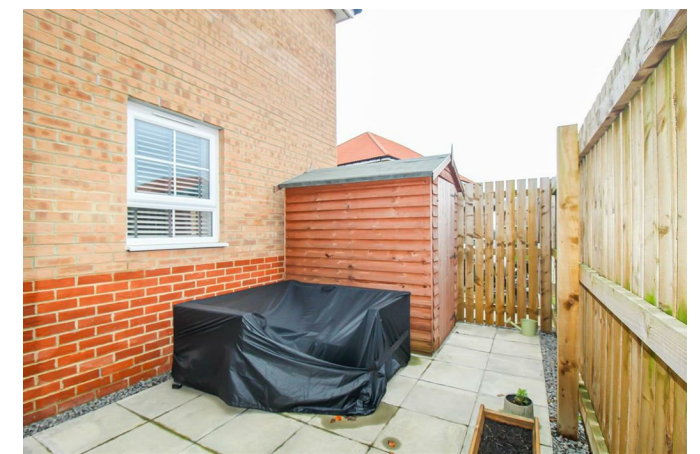
12'7" x 9'3" [3.84m x 2.82m]

Radiator, loft access and UPVC double glazed window to the front elevation.



### OUTSIDE

The property benefits from an allocated parking space for one vehicle. There is also a nearby garden area and the parking space is equipped with an electric vehicle charging point.



### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.