Richard Kendall
Estate Agent

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166 Dewsbury Road, Wakefield, WF2 9BE

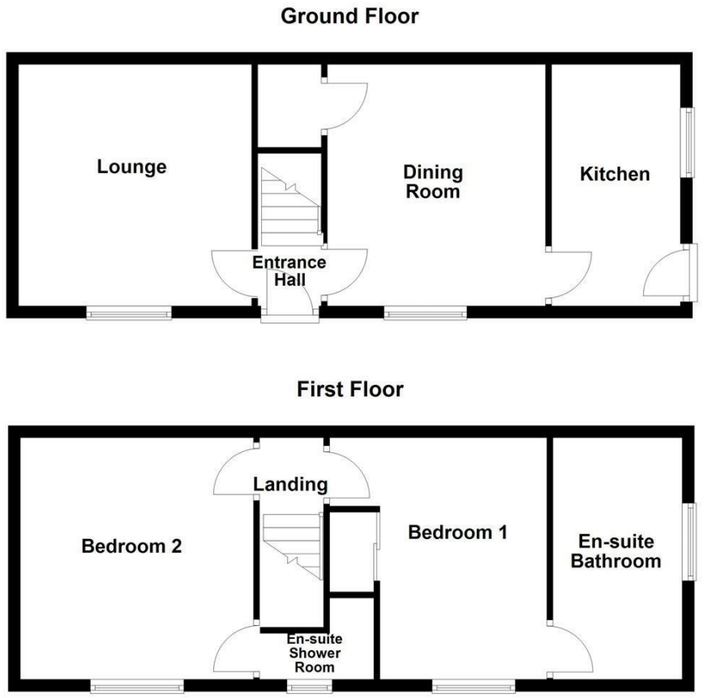
For Sale Freehold £135,000

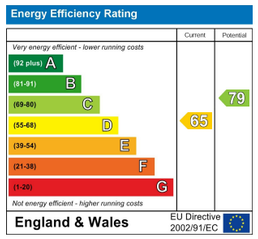
A spacious two bedroom end terraced property, with close proximity to Wakefield city centre and benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, lounge, separate dining room, cellar and fitted kitchen to the ground floor. To the first floor, there are two bedrooms, both with en suite facilities. Bedroom one benefits from a particularly generous en suite bathroom. Externally, the property enjoys an enclosed garden to the side.

Well placed for local amenities including shops and schools, the home is also conveniently located for regular bus routes, the train station and the motorway network.

An ideal purchase for first time buyers, couples or small families looking to step onto the property ladder. Early viewing is highly recommended.





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

ENTRANCE HALL

A front entrance door leads into the entrance hall with staircase leading to the first floor and doors leading to the lounge and separate dining room.

LOUNGE

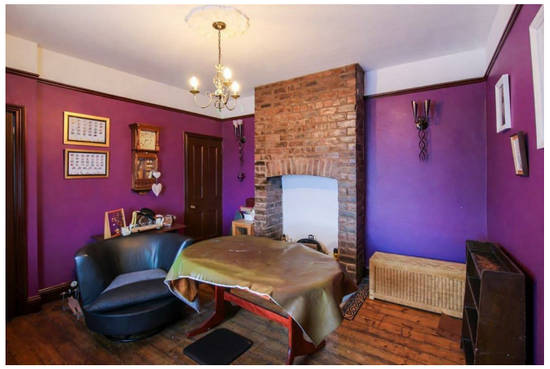
12'11" x 11'0" (3.94m x 3.36m)

Electric fire with attractive surround, coving to the ceiling, ceiling rose, picture rail, exposed wooden floorboards, double glazed window to the front elevation and radiator.

DINING ROOM

12'8" x 13'1" (3.87m x 4.00m)

Feature exposed brick fireplace with stone hearth, exposed floorboards, double glazed window to the front elevation, radiator, picture rail, ceiling rose and door leading down to the cellar.



KITCHEN

7'3" x 12'4" (2.21m x 3.77m)

Fitted with a range of modern wall and base units with work surfaces over incorporating circular stainless steel sink and drainer with mixer tap, integrated oven and grill with electric hob and stainless steel cooker hood above, integrated fridge freezer, drawers to base units, plumbing for washing machine and space for dryer. Double glazed window to the side, fully tiled floor and tiled splashbacks.

FIRST FLOOR LANDING

Provides access to two bedrooms and the house bathroom.

BEDROOM ONE

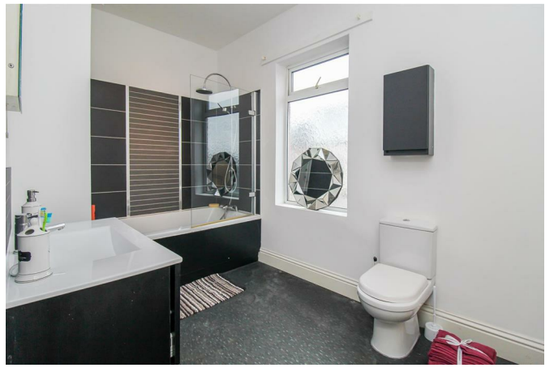
11'10" x 12'10" (max) 9'9" (min) (3.62m x 3.93m (max) 2.98m (min))

Radiator, double glazed window to the front elevation and built in wardrobes with sliding mirrored doors, with door leading to the bathroom.

EN SUITE BATHROOM/W.C.

12'4" x 7'1" (3.77m x 2.16m)

Panelled bath with mixer shower and separate attachment, wash basin set into vanity unit, low flush w.c., heated towel radiator and double glazed frosted window to the side.



BEDROOM TWO

12'10" x 11'0" (3.93m x 3.36m)

Radiator, double glazed window to the front elevation and recessed spotlights, with door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'0" x 3'7" (1.84m x 1.11m)

Shower cubicle with mixer shower, tiled walls, wash basin with cupboard below, low flush WC, double glazed frosted window to the front elevation and recessed spotlights.

OUTSIDE

To the side is a low maintenance flagged garden with timber framed pergola.

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.