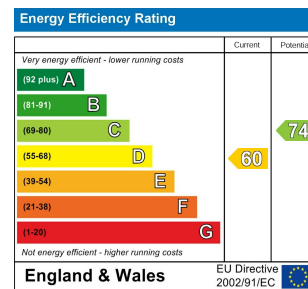


Total area: approx. 59.2 sq. metres (636.8 sq. feet)



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



20 Halifax Road, Dewsbury, WF13 2NE

For Sale Leasehold Guide Price £70,000 - £80,000

A superb opportunity to acquire this beautifully presented two bedroom ground floor apartment, offering spacious and contemporary accommodation in a highly desirable location.

The property boasts two generous double bedrooms, both benefiting from fitted wardrobes, an impressive open plan living, kitchen and dining area fitted with a range of integrated appliances, and a stylish modern three piece family bathroom. Externally, the development benefits from secure electric gated access leading to a private allocated parking space situated directly in front of the apartment. Residents also enjoy the exclusive use of a communal gymnasium and sauna, both included within the property's service charge.

Set within beautifully maintained communal landscaped gardens, the development is enclosed by attractive stone walls and cast iron railings, with mature trees and established hedging creating a private and peaceful setting.

Ideally located within walking distance of local amenities and well regarded schools, the property also enjoys excellent transport links. Regular bus services provide convenient access to Dewsbury town centre, while the nearby M1 and M62 motorway networks make this an ideal choice for commuters travelling further afield.

Offering an exceptional combination of modern living, excellent on-site facilities, and a convenient location, this fantastic apartment is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

A timber front entrance door with frosted single glazed side panels and a matching frosted glazed fanlight above opens into the welcoming entrance hall. Additional frosted timber single glazed windows to the front elevation provide natural light whilst maintaining privacy. The hall features a fully tiled floor, three wall lights, a central heating radiator, and doors leading to both bedrooms, the house bathroom, and the open plan living kitchen.



OPEN PLAN LIVING KITCHEN

22'7" x 12'6" [6.90m x 3.83m]

A spacious open plan living and kitchen area fitted with a range of wall and base units complemented by laminate work surfaces

and tiled splashbacks. The kitchen incorporates display cabinets with glass shelving and frosted fronts, an integrated oven and grill, a four ring ceramic hob with extractor hood over, plumbing and space for a washing machine, an integrated under counter fridge/freezer, and additional space for a freestanding fridge freezer. A useful walk in pantry cupboard provides further storage. The room also benefits from under cabinet lighting, two timber single glazed windows to the side elevation, three wall lights, two central heating radiators, and laminate flooring throughout.



BEDROOM ONE

13'6" x 10'5" [4.14m x 3.18m]

A generous double bedroom featuring a timber single glazed window to the side elevation, laminate flooring, a central heating radiator, and three wall lights. The room also benefits from two double fitted wardrobes with double doors, providing excellent built in storage.



BEDROOM TWO

10'2" x 8'9" [max] x 7'3" [min] [3.11m x 2.69m [max] x 2.22m [min]]

A well proportioned second bedroom with three timber single glazed windows to the front elevation, laminate flooring, a central heating radiator, inset ceiling spotlights, and a fitted double wardrobe offering additional storage.



BATHROOM

7'1" x 5'7" [2.17m x 1.72m]

Fitted with a modern three piece suite comprising a panelled bath with mixer tap, shower attachment and glazed shower screen, a concealed low flush WC, and a wall mounted wash hand basin with mixer tap. The bathroom benefits from fully tiled walls around the bath, half-tiled walls elsewhere, a chrome heated towel rail, fully tiled flooring, inset ceiling spotlights, an extractor fan, vanity mirror, and loft access.



OUTSIDE

Externally, the property is set within attractive communal landscaped gardens. Secure electric double gates provide access to the residents' car park, where the apartment benefits from an allocated parking space situated directly outside the property. Residents also enjoy the use of a communal gymnasium and sauna, both of which are included within the property's service charge.



LEASEHOLD

The service charge is £3,780.00 [pa] and ground rent £125 [pa]. The remaining term of the lease is 975 years [current year]. A copy of the lease is held on our file at the Ossett office.

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.

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.