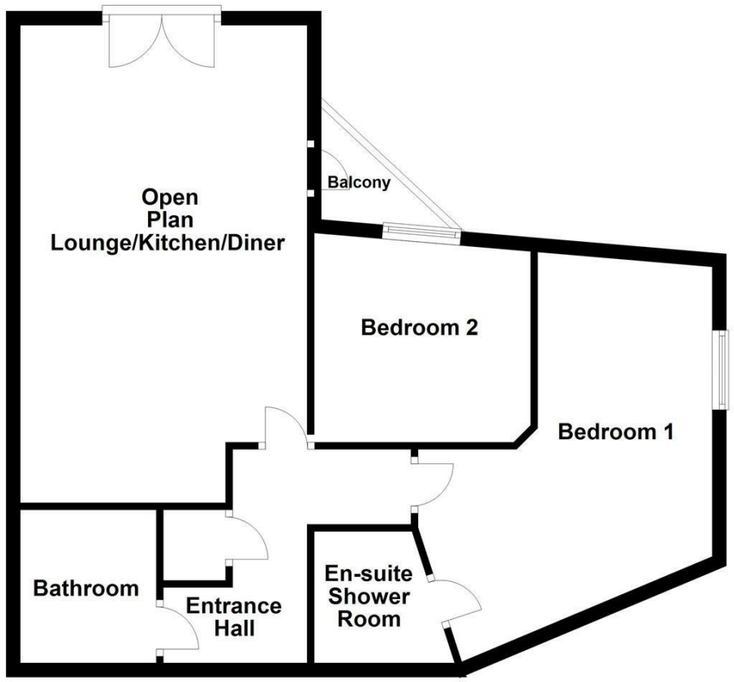
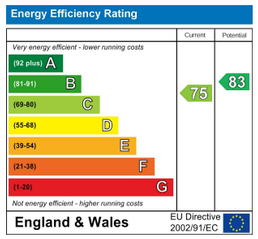
Ground Floor





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*

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

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

41 Ellis Court Textile Street, Dewsbury, WF13 2EX

For Sale Leasehold £105,000

Situated in Dewsbury town centre in an ideal proximity to facilities and transport links is this two bedroom second floor apartment superbly presented throughout the property benefits from well proportioned accommodation including two good size bedrooms, the larger of which is served by an en suite shower room/w.c., a balcony with far reaching views of Dewsbury and allocated under ground parking.

The accommodation briefly comprises entrance hall with access to the open plan lounge/kitchen/dining room with balcony off, bedroom one with en suite shower room/w.c., a further bedroom and the main bathroom/w.c. Outside there are communal gardens and there is an allocated parking space under ground.

This property would make an ideal purchase for a range of buyers looking to be in close proximity of Dewsbury town centre with shops, schools and transport links. Only a full internal inspection will truly show what is to offer at this quality apartment and an early viewing is highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL

Front entrance door, access to the bathroom, bedrooms, open plan lounge kitchen dining room and a storage cupboard housing the water tank. Intercom system and wall mounted electric heater.

OPEN PLAN LOUNGE KITCHEN DINING ROOM

21'9" x 13'11" max x 3'3" min (6.65m x 4.26m max x 1.01m min)

Double doors in a Juliet style balcony, timber frame double glazed to the front, timber frame double glazed door to the balcony, wall mounted electric fireplace. The kitchen has a range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring induction hob with stainless steel extractor hood above and partial stainless steel splashback, integrated washing machine, space for a fridge freezer.

BALCONY

Looking towards the front with far reaching views of Dewsbury town centre. Iron railings an fittings.

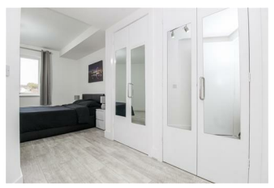
BATHROOM/W.C.

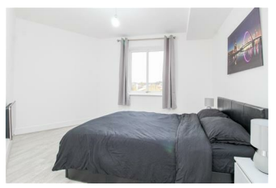
Spotlighting to the ceiling, extractor fan, shaver outlet, wall mounted electric towel radiator, concealed cistern with low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and shower head attachment, partial tiling.

BEDROOM ONE

17'7" x 13'4" max x 4'5" min (5.37m x 4.07m max x 1.35m min)

Fitted wardrobes, door to the en suite shower room/w.c. Timber framed double glazed window to the side, wall mounted electric heater.





EN SUITE SHOWER ROOM/W.C.

5'7" x 6'6" max x 3'0" min (1.71m x 2m max x 0.92m min)

Electric towel radiator, spotlights to the ceiling, extractor fan, concealed cistern low flush w.c., ceramic wash basin with mixer tap, shower cubicle with mains fed overhead shower and shower screen. The shower cubicle with wet wall panelled and the remainder of the room is partially tiled. Shaver socket.

BEDROOM TWO

9'9" x 10'0" max x 8'5" min (2.98m x 3.06m max x 2.59m min)

Timber framed double glazed window to the front, wall mounted electric heater.

OUTSIDE

There are communal gardens. One allocated parking space in the underground car park.

LEASEHOLD

The service charge is £1809.36 (pa) and ground rent £231.79 (pa). The remaining term of the lease is 105 years (2024). 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 B

EPC RATING

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

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.