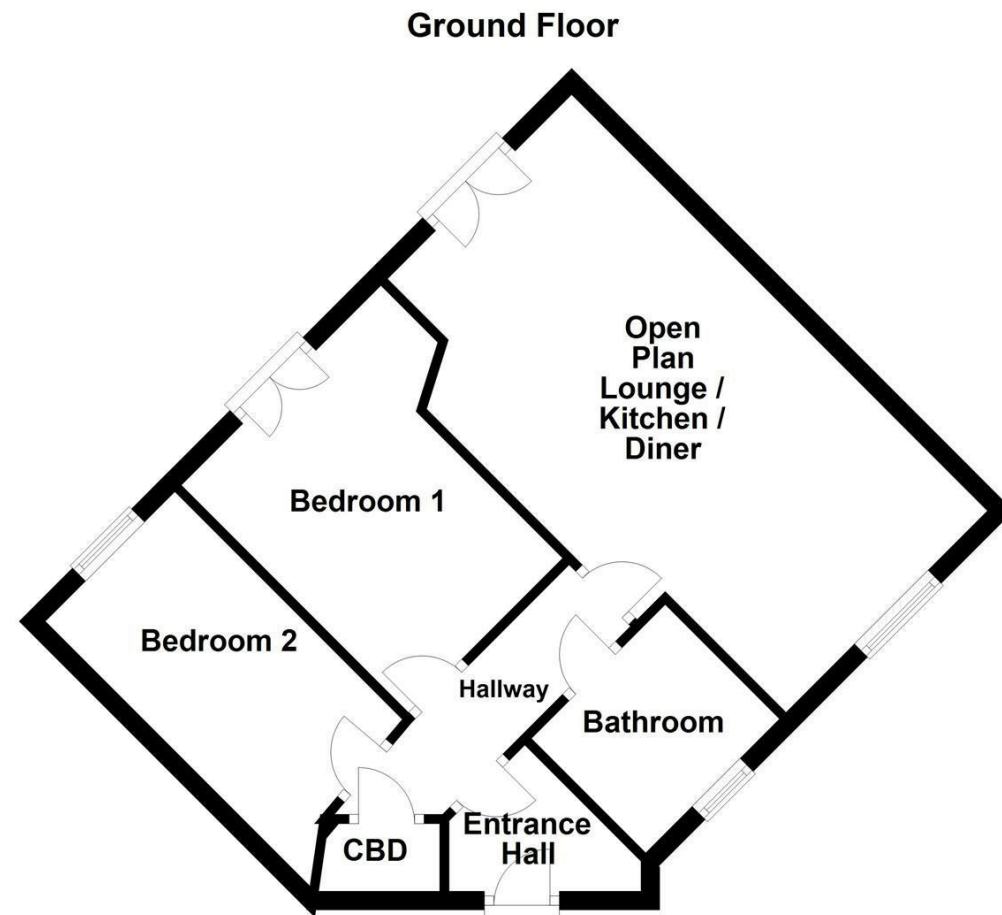




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



10 Spindle Close, Dewsbury, WF12 8NH
For Sale Leasehold £110,000

Nestled in a cul-de-sac on a modern development is this two bedroom ground floor apartment offered to the market with no chain and benefitting from new boiler, well proportioned accommodation, open plan reception space and allocated parking.

The property briefly comprises of the entrance hall leading to a further hallway providing access to the open plan lounge/kitchen/diner, two bedrooms, the bathroom/w.c. and a storage cupboard. There is one allocated parking space.

The property is located close to local amenities and schools, with great access to the M1 and M62 motorway links which are only a short distance away.

Ideal for the first time buyer, couple or those looking to downsize and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator and door to a further hallway.

HALLWAY

Intercom system, central heating radiator and doors to two bedrooms, bathroom, open plan lounge/kitchen/diner and storage cupboard.

LOUNGE/KITCHEN/DINER

10'1" x 20'7" [max] x 11'5" [min] [3.08m x 6.29m [max] x 3.48m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven, four ring gas hob with partial stainless steel splash back and extractor hood above. Integrated slimline dishwasher, integrated washing machine and integrated fridge/freezer. Set of UPVC double glazed French doors leading to a Juliet style balcony with integrated blinds, UPVC double glazed window to the front and central heating radiator.



BEDROOM ONE

13'0" x 10'11" [max] x 8'5" [min] [3.97m x 3.35m [max] x 2.58m [min]]

Set of UPVC double glazed French doors leading to a Juliet style balcony with integrated blinds and central heating radiator.



BEDROOM TWO

8'7" x 13'3" [max] x 10'9" [min] [2.62m x 4.05m [max] x 3.3m [min]]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

6'8" x 5'8" [2.05m x 1.73m]

Central heating radiator, shaver socket point, extractor fan, UPVC double glazed frosted window to the front, low flush w.c., pedestal wash basin, panelled bath with shower head attachment and glass shower screen.



OUTSIDE

There is an allocated parking space.

LEASEHOLD

The service charge is £1555.20 [pa] and ground rent £150 [pa]. The remaining term of the lease is 984 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 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.