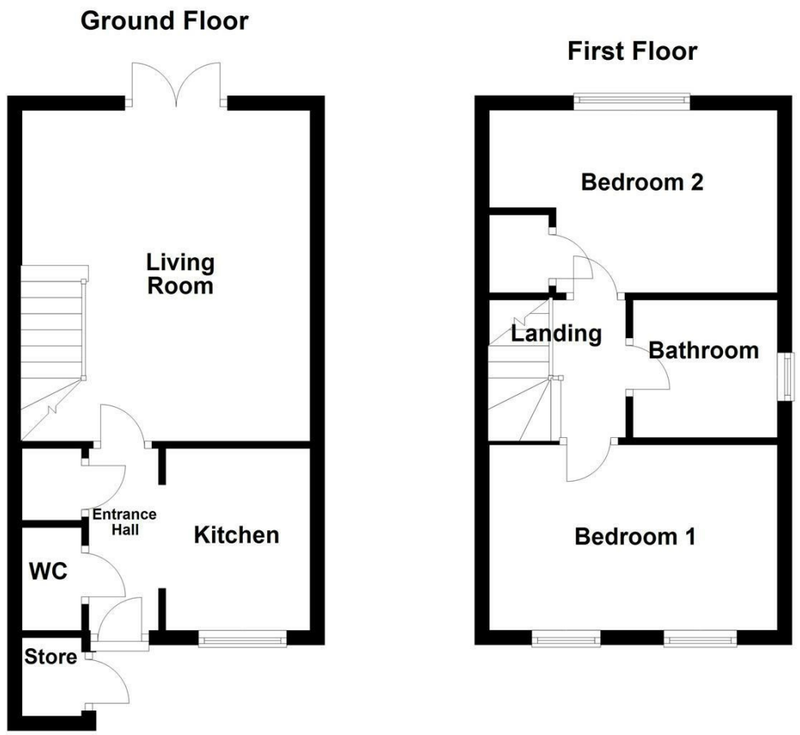
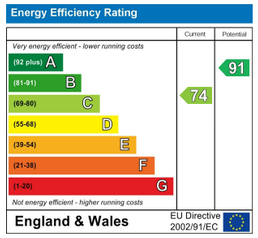


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

8 Pavilion Court, Chickenley, Dewsbury, WF12 8RZ

For Sale Freehold £150,000

A semi detached house with two bedrooms and enjoys a corner plot position with potential to extend to the side, subject to consent and benefitting from off road parking, living room with French doors opening onto the garden, downstairs w.c., UPVC double glazing and gas central heating.

The accommodation fully comprise entrance hall, downstairs w.c., kitchen, living room with staircase to the first floor landing. On the first floor there are two double bedrooms and house bathroom/w.c. Outside, to the front there is slate garden with a tarmacadam driveway providing parking, whilst to the rear there is an enclosed lawned garden with patio area. Outside store room.

The property is within walking distance to local amenities and schools located nearby and there is good access to the motorway network. Only a full internal inspection will fully reveal all that is on offer at this quality home.

ACCOMMODATION

ENTRANCE HALLWAY
Composite front entrance door. Archway opening into the kitchen, doors to the downstairs w.c., storage cupboard and living room. Coving to the ceiling.

KITCHEN
6'7" x 8'0" (2.01m x 2.45m)
A range of wall and base units with laminate surface over, tiled splashback, sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over, plumbing and drainage for a washing machine, space for fridge freezer, UPVC double glazed window to the front, conventional boiler with hot water tank housed within a cupboard.

DOWNSTAIRS W.C.
Low flush w.c., pedestal wash basin with two taps and tiled splashback, central heating radiator, coving to the ceiling an extractor fan.

LIVING ROOM
15'1" x 12'11" (4.61m x 3.94m)
Coving to the ceiling, UPVC double glazed French doors to the rear garden, two central heating radiators, staircase to the first floor landing.

FIRST FLOOR LANDING
Doors to two bedrooms and house bathroom/w.c. Access to partially boarded loft.

BATHROOM/W.C.
6'5" x 6'5" (1.96m x 1.97m)
Panelled bath with two taps, electric shower, shower screen and tiled to this area. Pedestal wash basin with tiled splashback and mixer tap, low flush w.c, tiled floor, chrome ladder style radiator, extractor fan and UPVC double glazed frosted window to the side. Shaver socket point and coving to the ceiling.

BEDROOM ONE
8'1" x 12'11" (2.48m x 3.95m)
Two UPVC double glazed windows to the front, central heating radiator and coving to the ceiling.

BEDROOM TWO
12'11" x 8'3" max x 5'9" min (3.94m x 2.53m max x 1.76m min)
Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and door into the airing cupboard over bulkhead.

OUTSIDE
To the rear garden there is a paved patio area ideal for entertaining and dining purposes with an attractive lawn, which flows around to the side. Two timber sheds and timber panelled fence surrounds. Outside sensor lighting. To the front there is a low maintenance slate garden with paved path and timber porch. Timber door providing access into store room. Tarmacadam parking space, timber gate to the side and outside water point.

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 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 Ossett office and they will be pleased to arrange a suitable appointment.