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

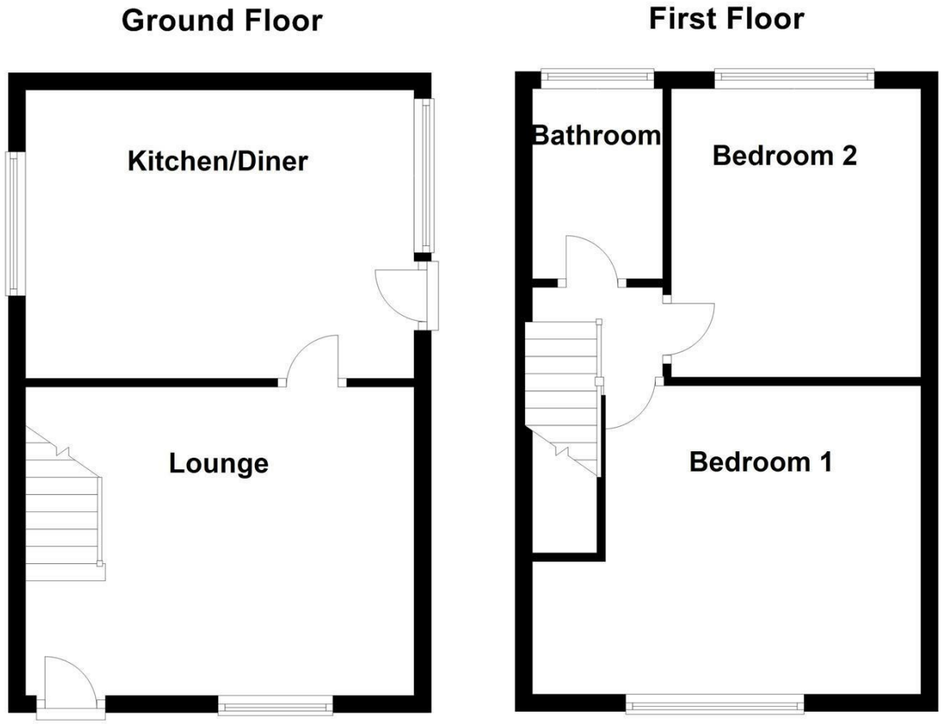
24 Willans Road, Dewsbury, WF13 2NX

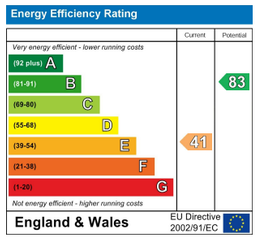
For Sale Freehold £125,000

A characterful and charming two bedroom detached property offered for sale with tenant in situ (tenanted until November 2024) and currently achieving £850pcm. The property benefits from spacious dining kitchen and two double bedrooms conveniently located en route to Dewsbury hospital and within walking distance of Dewsbury train station offering regular train services to city hubs such as Leeds, York and Manchester

Accessed via a private road to the property and a couple of other properties, so away from the main road. The property comprises of a lounge with stone fronted fireplace and staircase leading to the first floor which leads into a superb dining kitchen with central breakfast bar and includes an oven, hob, fridge freezer, washing machine and tumble dryer. There is also a useful cellar space. On the first floor are two double bedrooms both with original cast iron feature fireplaces with the larger bedroom having a useful built in cupboard. Also on this floor is a bathroom with shower over bath with tiled walls. Outside to the side of the property is a courtyard style garden.

A viewing comes 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.

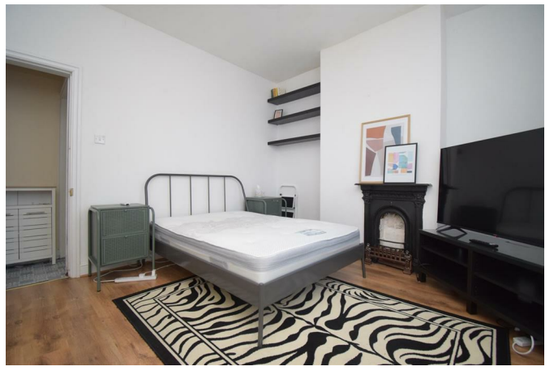
ACCOMMODATION

LOUNGE
14'9" x 11'8" (4.50m x 3.56m)
UPVC double glazed window to front elevation, central heated radiator, wall lights to one side with open fireplace and log burner.

KITCHEN/DINER
14'9" x 10'11" (4.50m x 3.35m)
UPVC double glazed windows to both sides, with a side upvc door. Modern kitchen with both wall and base units for storage, breakfast bar, integrated hob and oven with cooker hood, space for a washing machine, tumble dryer and fridge freezer

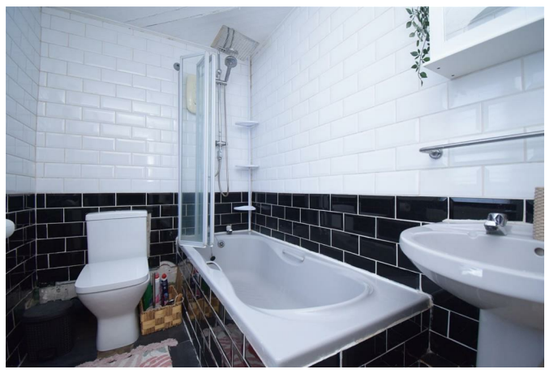
FIRST FLOOR LANDING
Access to two bedrooms and the bathroom.

BEDROOM ONE
15'1" x 11'8" (4.60m x 3.58m)
UPVC double glazed window to front, central heating radiator, original fire place to side.



BEDROOM TWO
11'1" x 9'6" (3.40m x 2.90m)
Rear UPVC double glazed window, central heating radiator and original fireplace.

BATHROOM/W.C.
7'2" x 4'11" (2.20m x 1.51m)
Three piece suite, wall mounted shower over bath, wash hand basin and low flush w/c, fully tiled on the walls.



OUTSIDE
To the side of the property is a courtyard style garden.

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 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.