Richard Kendall Estate Agent

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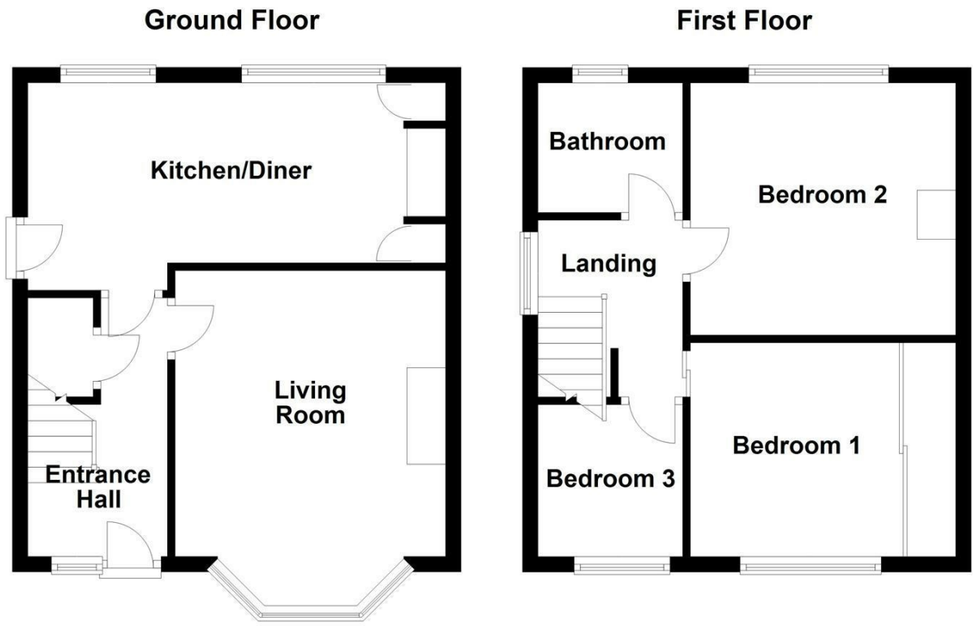
NORMANTON 01924 899 870 | PONTEFRACT 01977 798 844 | CASTLEFORD 01977 808 210



# 24 Princess Road, Dewsbury, WF12 8QY

## For Sale Freehold £145,000

A perfect opportunity for the first time buyer/professional couple or family to purchase this three bedroom semi detached house, which benefits from a spacious living room, low maintenance gardens, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, living room with bay window, spacious kitchen diner, first floor landing, three bedrooms and house bathroom/w.c. Low maintenance front garden and a rear garden with timber decked patio, paved patios and pebbled area. Two outhouses to the side of the property,

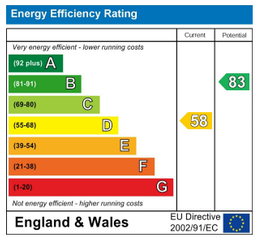
Located within walking distance to the local amenities and shops nearby with local bus routes travelling to and from Dewsbury town centre and Wakefield city centre. The M1 and M62 motorway links are only a short distance away perfect for the commuter looking to travel further afield and only a full internal inspection will reveal all that is on offer at this home and an early viewing is 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

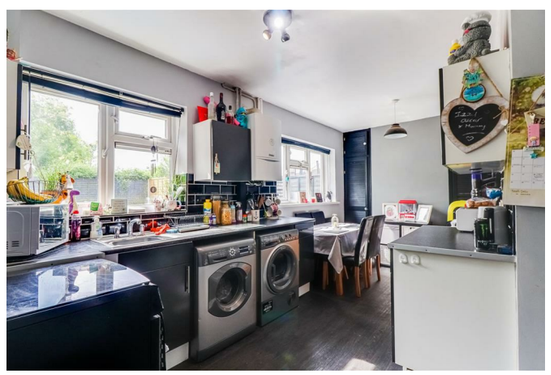
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

## ACCOMMODATION

### ENTRANCE HALL
Three UPVC double glazed frosted windows to the side of the entrance door. Central heating radiator, staircase leading to the first floor landing, doors to the kitchen diner and living room. Understairs storage cupboard.

### LIVING ROOM
11'5" x 12'2" (3.50m x 3.71m)
UPVC double glazed walk in bay window to the front, central heating radiator, wall mounted electric fire, coving to the ceiling, two wall light points.

### KITCHEN DINER
16'1" x 8'9" x 7'10" (4.91m x 2.69m x 2.40m)
Two UPVC double glazed windows to the rear, side timber entrance door, a range of wall and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer with mixer tap, wall mounted combi condensing boiler, plumbing and drainage for a washing machine, space for a dryer, space for freestanding oven and grill, space for a large fridge freezer, central heating radiator.



### FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, doors to the bedrooms and bathroom, sliding door to bedroom one.

### BEDROOM ONE
8'10" to wardrobes x 9'3" (2.71m to wardrobes x 2.82m)
UPVC double glazed window to the front elevation, central heating radiator and fitted double wardrobe with mirrored doors.

### BEDROOM TWO
11'4" x 10'9" (3.46m x 3.29m)
UPVC double glazed window to the rear, central heating radiator.

### BEDROOM THREE
6'9" x 6'2" (2.07m x 1.89m)
UPVC double glazed window to the front, central heating radiator.

### HOUSE BATHROOM/W.C.
5'5" x 6'2" (1.67m x 1.88m)
Three piece suite comprising panelled bath with two taps and electric shower over with shower curtain, pedestal wash basin with two taps and tiled splashback, a low flush w.c. Central heating radiator, UPVC double glazed frosted window to the rear elevation, extractor fan to the ceiling.

### OUTSIDE
To the front there is on street parking on a first come first served basis. Cast iron gate onto a paved path and timber porch, pebbled front garden and brick walling with cast iron railings. Cast iron gate down the side leading past the brick built outhouses with timber doors and one with UPVC double glazed frosted window. The rear garden is of low maintenance with patio areas, timber decked patio area, paved seating area and pebbled areas enclosed by timber panelled fences. Outside light and water point,

### COUNCIL TAX BAND
The council tax band for this property is A

### EPC RATING
To view the full Energy Performance Certificate please call into one of our six 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.