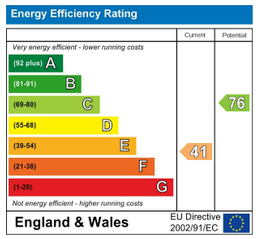
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

122 Overthorpe Road, Thornhill, Dewsbury, WF12 0RE

For Sale Freehold £174,950

A fantastic opportunity to purchase this good sized three bedroom stone semi detached property offered with no chain and benefitting from off road parking.

The property briefly comprises of entrance vestibule, living room and kitchen/diner. The living room leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to a further bedroom located on the second floor. Outside to the front is a small garden with wall surrounding and gates to the side of the property provide access to off road parking. Whilst to the rear is a paved patio area with steps leading up to a lawned garden.

The property is situated close to local amenities and schools and has fantastic motorway links, perfect for those looking to commute further afield and main bus routes running to and from Wakefield, Huddersfield and surrounding towns.

The property would suit a wide range of buyers including first time buyer, those looking to downsize or an investor.

ACCOMMODATION

ENTRANCE VESTIBULE
3'3" x 4'10" (1.01m x 1.48m)
Composite front entrance door, door to the living room and door with stairs to the first floor landing.

LIVING ROOM
13'0" x 11'11" (3.97m x 3.64m)
Central heating radiator, UPVC double glazed window to the front aspect, door to the kitchen/diner and door to understairs storage.

KITCHEN/DINER
16'1" x 8'6" (4.91m x 2.6m)
Range of fitted wall and base units with laminate work surface over and tiled splash back. Space and plumbing for a fridge/freezer, space and plumbing for a cooker and space for a dishwasher or washing machine. Central heating radiator and UPVC double glazed window to the rear.

FIRST FLOOR LANDING
Doors to bedroom one and the bathroom. An opening to bedroom three and stairs leading to bedroom two on the second floor.

BATHROOM/W.C.
5'6" x 8'5" (1.7m x 2.58m)
Modern fitted white three piece suite comprising panelled bath with chrome shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window to the rear and central heating radiator.

BEDROOM ONE
11'10" x 11'10" (3.62m x 3.63m)
Central heating radiator, UPVC double glazed window to the front aspect and built in wardrobes with sliding doors.

BEDROOM TWO
16'0" x 14'8" (4.88m x 4.47m)
Central heating radiator and UPVC double glazed velux window to the rear.

BEDROOM THREE
8'7" x 10'2" (2.63m x 3.12m)
Central heating radiator and UPVC double glazed window to the rear.

OUTSIDE
To the front is a small garden with wall surrounding and steps leading up to the front door. Gates to the side of the property provide access to off road parking. To the rear is a paved patio area with steps leading up to a lawned garden.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

PLEASE NOTE
There is an additional garden area that the vendor rents for £39 per annum from Leeds City Council. Further details upon request.

COUNCIL TAX BAND
The council tax band for this property is B.

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.