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

62 Chidswell Lane, Dewsbury, WF12 7FE

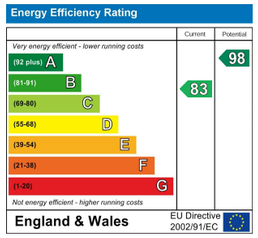
For Sale Freehold Offers In The Region Of £205,000

Situated between Dewsbury and Ossett on a modern development is this well presented two bedroom mid townhouse, offering well proportioned accommodation, a spacious rear garden and off road parking.

The accommodation briefly comprises an entrance hall, downstairs WC, fitted kitchen and a comfortable living room to the ground floor. To the first floor, the landing provides access to two bedrooms and the house bathroom. Externally, the property benefits from a generously sized enclosed rear garden incorporating a patio seating area and space for a storage shed, ideal for outdoor dining and entertaining. There is also driveway parking to the side.

The property is ideally located for a range of local amenities within both Dewsbury and Ossett, and is well positioned for access to the motorway network, making it particularly suitable for commuters.

Only a full internal inspection will fully appreciate the space and convenience this home has to offer. An early viewing is 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

ENTRANCE HALL
Accessed via a front entrance door, with central heating radiator, built in storage cupboard and doors leading to the downstairs WC, kitchen and living room.

W.C.
6'2" x 2'11" (1.89m x 0.89m)
Fitted with a low flush WC and wash basin with mixer tap and tiled splashback, with a frosted double glazed window to the front and central heating radiator.

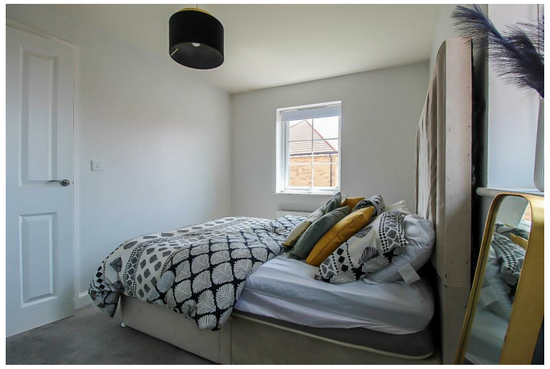
KITCHEN
8'6" x 6'5" (2.61m x 1.98m)
UPVC double glazed window to the rear, fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer, integrated hob and oven with extractor above, integrated fridge freezer and plumbing for a washing machine.

LIVING ROOM
14'3" x 13'2" (4.35m x 4.02m)
UPVC double glazed windows to the rear and side, UPVC doors leading out to the garden, two central heating radiators, laminate flooring and staircase leading to the first floor landing.

FIRST FLOOR LANDING
Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
13'0" x 9'5" (3.97m x 2.88m)
UPVC double glazed window to the front, central heating radiator and fitted flooring.

BEDROOM TWO
13'2" x 8'3" (4.02m x 2.54m)
UPVC double glazed windows to the rear and side, central heating radiator and built in storage cupboard over the stairs.



BATHROOM/W.C.
6'2" x 6'2" (1.89m x 1.89m)
Fitted with a three piece suite comprising panel bath with shower over and glass screen, wash basin with mixer tap and low flush WC, with tiling to the walls and frosted UPVC double glazed window to the rear.

OUTSIDE
Driveway parking to the front provides space for two vehicles and includes an EV charging point.

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.