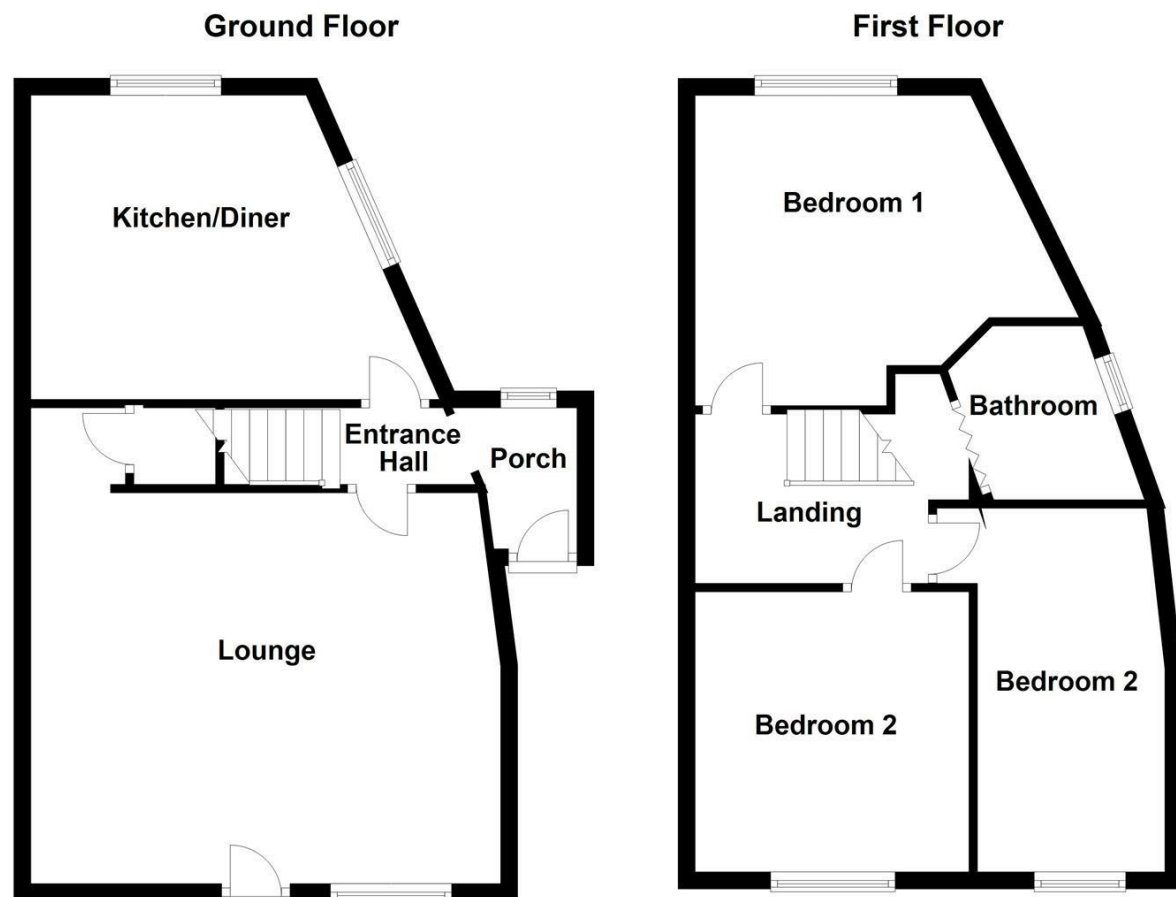




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3 Mallinson Street, Dewsbury, WF13 4NA

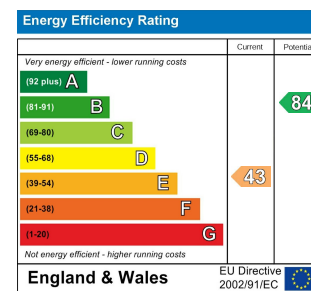
For Sale Freehold £160,000

Deceptive from the front is this well presented, quirky three bedroom end terraced property benefitting UPVC double glazing and gas central heating.

Fully comprising porch, entrance hall, modern fitted kitchen/diner, spacious lounge, cellar, three bedrooms, main bathroom, lawned garden to the front and driveway providing off street parking leading to garage with swing doors and a smaller maintenance garden to the rear.

The property is well placed to local amenities including shops and schools and bus routes nearby.

Ideal for the first time buyer, couple or family looking to gain access to the property market and viewing comes highly recommended.



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.

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,
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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



ACCOMMODATION

ENTRANCE HALL

Entrance door to entrance porch with frosted window, tiled floor, doorway into entrance hall and stairs to first floor landing. Doors to lounge and kitchen.

KITCHEN

13'5" max / 12'8" min x 12'10" [4.10m max / 3.88m min x 3.92m]
UPVC double glazed window to the rear and side, range of modern fitted wall and base units with laminate work surface over incorporating sink and drainer, plumbing for washing machine and space for dryer, fridge and freezer. Four ring Zanussi gas hob with cooker hood, integrated Zanussi oven/grill, part tiled floor and tiled splash back walls.



LOUNGE

13'7" x 12'4" min / 14'10" max [4.15m x 3.76m min / 4.54m max]
Door to the front, UPVC double glazed window, coving to the ceiling, radiator, space for feature fire with marble back and hearth with wood surround, door under the stairs leading down to cellar with light and power.



CELLAR

FIRST FLOOR LANDING

Loft access, doors to bedrooms and folding door to bathroom.

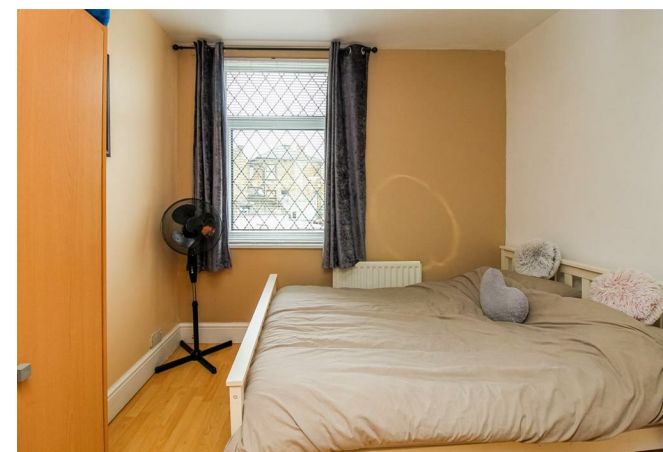
BEDROOM ONE

12'10" x 14'0" max / 10'9" min [3.92m x 4.29m max / 3.28m min]
UPVC double glazed window to the front, radiator, modern surrounds with space for feature fire and coving to ceiling.



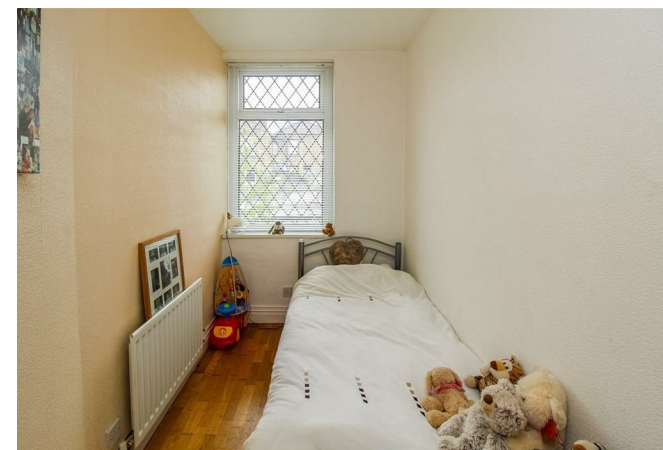
BEDROOM TWO

8'2" x 15'11" [2.49m x 4.87m]
Laminate floor, radiator and UPVC double glazed window to the front.



BEDROOM THREE

11'0" x 5'6" max [3.36m x 1.68m max]
UPVC double glazed window to the front, laminate floor and radiator.



BATHROOM/W.C.

10'10" max x 6'9" [3.32m max x 2.07m]
Low flush w.c., pedestal wash basin, panelled bath, shower cubicle with electric shower, part tiled walls, UPVC frosted double glazed window to the side, radiator and wood effect floor.



OUTSIDE

Lawned garden to the front, driveway to front providing off street parking leading to garage with swing doors, side path and gate. Small low maintenance garden at the rear.



COUNCIL TAX BAND

The council tax band for this property is A.

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 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.