



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 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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



9 Sovereigns Way, Dewsbury, WF12 9PF

For Sale Freehold £120,000

Situated in this popular area of Dewsbury and with open views to the rear, ideal for any first time buyers, is this two double bedroom mid terrace property situated on Sovereigns Way.

The property comprises to the ground floor of a generous living room with large window to the front, modern fitted kitchen to the rear. To the first floor two double bedrooms including bedroom one with fitted wardrobe, as well as a three piece house bathroom suite/w.c. Externally there are gardens to the front and rear with open lawned gardens to the front and enclosed garden to the rear. In addition there is a parking space and storage unit.

The property is situated in this popular area of Dewsbury which is well served by a number of local amenities, transport links and well regarded local schools.

This low maintenance property would be ideal for any first time buyer and to book in viewing on this property, please call our Ossett branch.



ACCOMMODATION

LIVING ROOM

10'3" x 15'11" [3.14m x 4.86m]

UPVC double glazed window to the front, laminate flooring, gas central heating radiator, electric feature fireplace set on a marble hearth and surround. Staircase providing access to the first floor and door leading into the kitchen.



KITCHEN

11'7" x 10'6" [3.55m x 3.21m]

Under stairs storage cupboard and UPVC double

glazed door with frosted glass window to the rear. UPVC double glazed window to the rear, gas central heating radiator, tiled floor and modern fitted kitchen with four ring induction hob with metallic splash back. Whirlpool extractor fan, single bowl metallic sink with mixer tap, integrated oven and grill. Space and plumbing for a washing machine and a large American style fridge/freezer. Gas central heating radiator and feature exposed wood ceiling.

FIRST FLOOR LANDING

Access to two bedrooms and house bathroom/w.c.

BEDROOM ONE

11'5" x 10'4" [3.49m x 3.15m]

Laminate flooring and gas central heating radiator. Fitted wardrobe storage and UPVC double glazed window to the front.



BEDROOM TWO

9'3" x 10'5" max [2.84m x 3.2m max]

Gas central heating radiator, UPVC double glazed window to the rear and laminate flooring. Combi boiler is housed within this bedroom.

BATHROOM/W.C.

4'1" x 8'2" max [1.27m x 2.5m max]

Three piece suite comprising ceramic sink with mixer tap and built in storage underneath. Full size bath with electric shower above with fully tiled walls and floor. Low flush w.c., extractor fan, ceiling spotlights and loft access.



OUTSIDE

To the front of the property there is an open lawned garden with flagged path to the front door. On street parking to the front, which is first come, first serve. To the rear there is a lawned garden with flagged patio seating area and pleasant views over open countryside. To the side of the property there is an allocated parking space which currently has a metal storage facility,

however there is potential to cultivate the space to a garage.



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 six local offices.