



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 1 Chestnut Terrace, Dewsbury, WF12 0RU

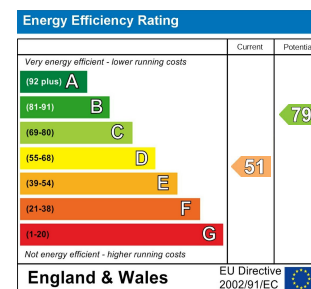
**For Sale Freehold £150,000**

Situated in Thornhill is this deceptively spacious three bedroom end terrace property benefitting from two reception rooms, rear driveway parking, front and rear gardens with brick outhouse.

The property briefly comprises of entrance hall, living room, dining room and kitchen with stairs down to the cellar. The first floor landing leads to three bedrooms and family bathroom. Outside there are low maintenance garden to the front with flagged patio seating area to the rear with tarmac driveway and spacious outhouse with power and light.

The property is ideally located for all local shops and amenities and for those who wish to travel further afield, it is only a short drive away from Ravensthorpe train station.

Done to a high standard, this property would make a superb home and a viewing is highly recommended to truly appreciate everything on offer.



**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**  
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



## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, staircase to the first floor landing and door to the living room.

### LIVING ROOM

14'3" x 13'3" [4.35m x 4.04m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and bi-folding through to the dining room.



### DINING ROOM

14'8" x 8'11" [4.49m x 2.72m]

UPVC double glazed windows to the side and rear elevation, central heating radiator and wood effect flooring. Door leading down to the cellar and door to the kitchen.

### KITCHEN

8'11" x 8'4" [2.72m x 2.55m]

UPVC double glazed window and door to the rear elevation, modern fitted kitchen with an array of wall and base units for storage, integrated oven with induction hob and cooker hood, integrated fridge/freezer, stainless steel sink and drainer unit and spotlights to the ceiling.

### CELLAR

14'4" x 12'9" [4.37m x 3.91m]

Dry storage cellar with electrics and fuse box. Can be used for storage or for a variety of purposes.

### FIRST FLOOR LANDING

Access to three bedrooms and family bathroom. Loft access which has been boarded for storage.

### BEDROOM ONE

14'1" x 8'11" [4.31m x 2.72m]

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes to one side.



### BEDROOM TWO

10'3" x 8'11" [3.13m x 2.72m]

UPVC double glazed window to the front elevation, central heating radiator and grey wood effect laminate flooring.



### BEDROOM THREE

10'2" [max] x 8'2" [3.10m [max] x 2.51m]

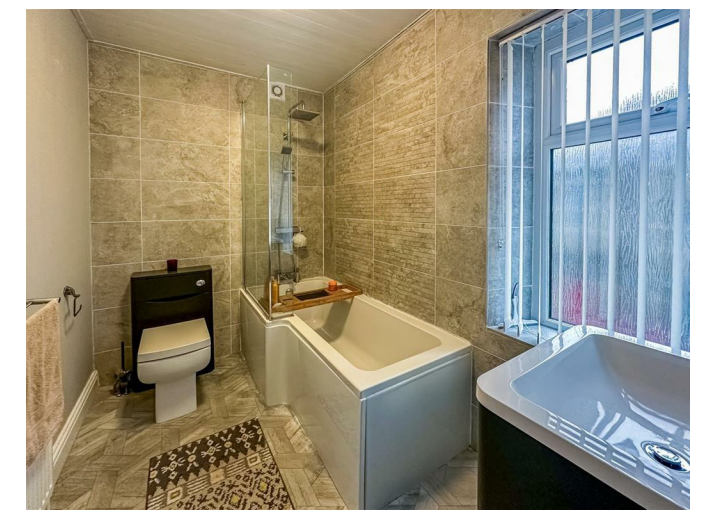
UPVC double glazed window to the front elevation, central heating radiator and built in storage over the bulkhead of the stairs.



### BATHROOM/W.C.

8'8" x 5'10" [2.65m x 1.78m]

UPVC double glazed frosted window to the side elevation, modern three piece suite comprising wall mounted shower over the bath, low flush w.c. and vanity wash hand basin with mixer tap. Partially tiled walls and central heating radiator.



### OUTSIDE

To the front of the property is a low maintenance lawn with brick walls surrounding and gated entry with flagged pathway to the door. To the rear there is driveway parking, tarmac driveway with ample space for one/two cars and low maintenance flagged patio seating and detached brick outhouse for storage with power and light.



### 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 local offices.