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

# 138 Joshua House, Textile Street, Dewsbury, WF13 2EY

## For Sale Leasehold £65,000

An ideal opportunity for an investor or individual buyer looking to acquire themselves a one bedroom apartment which is offered for sale with a tenant in situ, currently receiving rent of £435 per calendar month.

The accommodation briefly comprises communal entrance hall with stairs leading to the third floor, property entrance hall, open plan kitchen/dining/lounge, one bedroom and modern shower room/w.c. Outside there are communal garden areas.

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

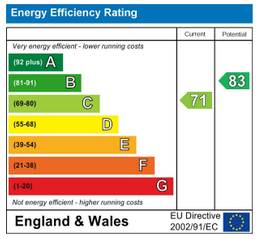
A viewing comes highly recommended.

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

### COMMUNAL ENTRANCE HALLWAY
Entrance door, stairs and lift leading to the third floor.

### ENTRANCE HALLWAY
Entrance door, two storage cupboards, electric wall mounted heater, doors to the open plan lounge/kitchen, bedroom and shower room/w.c.

### OPEN PLAN LOUNGE/KITCHEN
22'10" x 18'2" (6.96m x 5.54m)
The kitchen comprises of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, four ring electric hob with stainless steel back and filter hood over, integrated oven and grill, integrated fridge freezer, laminate flooring, drawers. The lounge area has two wall mounted electric heaters and two double glazed windows.

### BEDROOM ONE
13'1" x 12'9" (3.99m x 3.89m)
Electric panelled heater, built in double wardrobe , double glazed window.

### SHOWER ROOM/W.C.
10'7" x 7'4" (3.23m x 2.24m)
The shower room comprises low flush w.c. with concealed cistern, wash basin, fully tiled double shower cubicle with mixer shower, part tiled walls, electric heated towel radiator.

### OUTSIDE
There are communal garden areas. On street parking.

### PLEASE NOTE
The images were taken when the property was vacant. The property is available with tenant in situ and currently generates an income of £435 per calendar month.

### LEASEHOLD
The service charge is £1,340.16 (pa) and ground rent £231.79 (pa). The remaining term of the lease is 102 years (2024). A copy of the lease is held on our file at the Ossett office.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### COUNCIL TAX BAND
The council tax band for this property is A

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.