



WAKEFIELD
01924 291 294

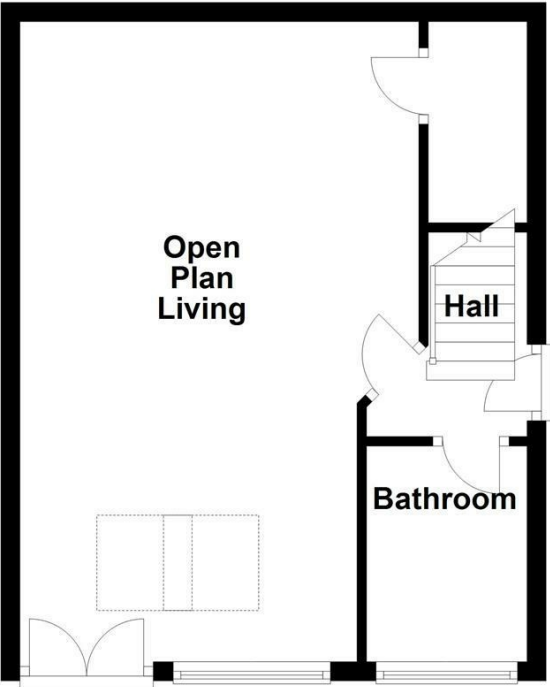
OSSETT
01924 266 555

HORBURY
01924 260 022

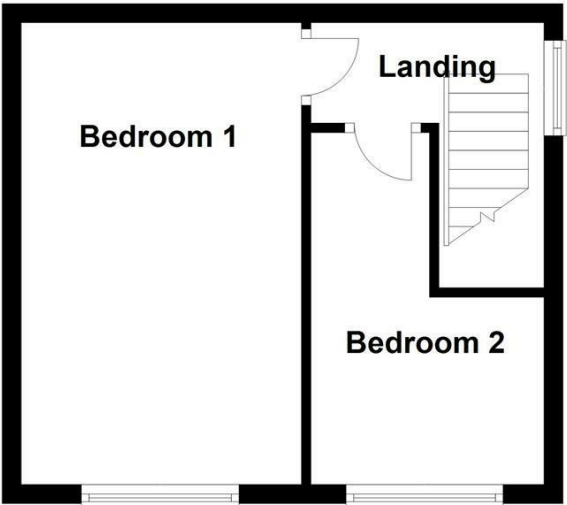
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

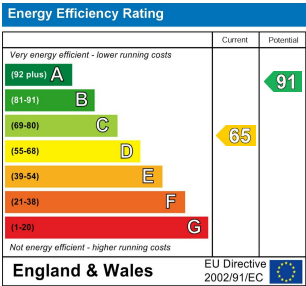


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



780 Leeds Road, Dewsbury, WF12 7QL
For Sale Freehold £105,000

Situated on Leeds Road is this well presented and extended back to back two bedroom terrace property benefitting from modern bathroom and enclosed rear garden.

The property briefly comprises of the entrance hall, open plan living kitchen with access to the storage cellar and three piece bathroom/w.c. To the first floor are two double bedrooms. Externally there is a low maintenance artificial lawn and shared driveway with gated entry.

This property is ideally located for all local shops and amenities that Dewsbury and Ossett has to offer and ideally placed for the motorway network for those looking to commute further afield.

Done to a fantastic standard and is ready to move into, a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC composite side entrance door, stairs to the first floor landing, storage area, doors to the bathroom and open plan living kitchen.

OPEN PLAN LIVING KITCHEN

22'0" x 13'8" [6.72m x 4.19m]

Range of modern wall and base units with work surface over, integrated oven with gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher, inset sink and drainer unit. UPVC double glazed window and French doors to the rear elevation, two velux windows, open fireplace with space for an electric fire, central heating radiator and door leading down to the storage cellar.



BATHROOM/W.C.

7'4" x 5'6" [2.26m x 1.69m]

Modern three piece suite comprising wall mounted shower over the bath, low flush w.c. and vanity wash hand basin with mixer tap and tiled splash back. UPVC double glazed frosted window to the rear elevation.



FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM ONE

15'10" x 9'7" [4.85m x 2.94m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

12'1" [max] x 8'0" [3.69m [max] x 2.45m]

UPVC double glazed window to the rear elevation and central heating radiator.



OUTSIDE

The property has a low maintenance garden with artificial lawn surrounded by wood fencing. There is side access to a shared driveway with gated entry.



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.