



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

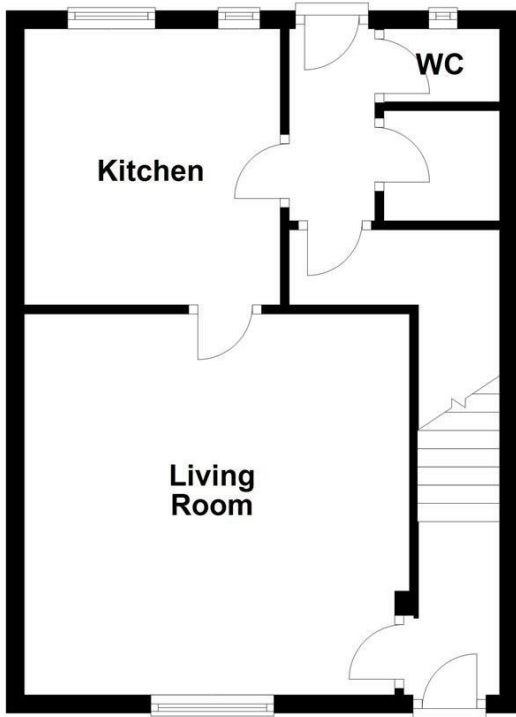
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

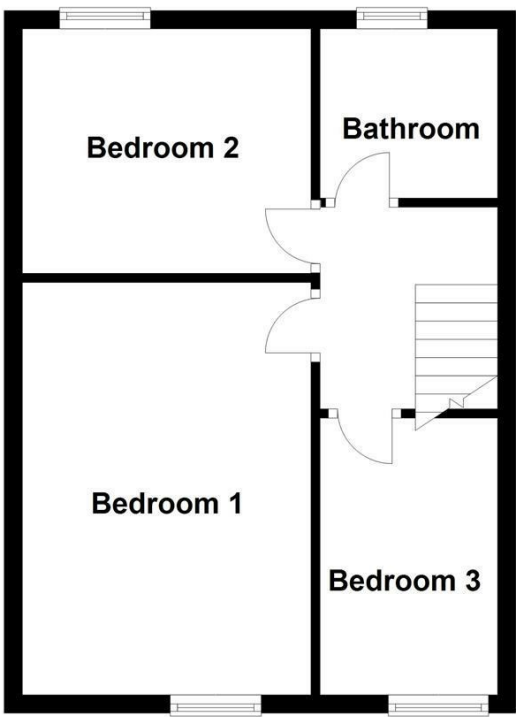
PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210

Ground Floor



First Floor

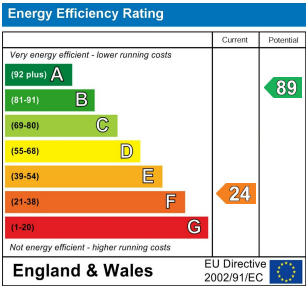


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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** [www.mortgagesolutionsofwakefield.co.uk](http://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 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



## 9 Armitage Buildings, Dewsbury, WF12 7JP

### For Sale Freehold £125,000

A deceptively well proportioned three bedroom traditional terrace house presenting scope for a programme of updating works and situated at the head of a cul-de-sac in this popular location.

With UPVC sealed unit double glazed windows, this deceptive property is approached via a welcoming entrance hall that opens into a well proportioned living room. To the rear there is a kitchen which leads on through to a rear hallway with a w.c. off as well as a store room and further understairs store. To the first floor there are three well proportioned bedrooms served by a family bathroom/w.c. Outside the property has gardens to both the front and rear.

The property is situated in something of a backwater location at the head of a cul-de-sac and within easy reach of local facilities. A broader range of amenities are available in the nearby centers of Wakefield, Dewsbury and Leeds. The national motorway network is readily accessible.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, stairs to the first floor.

### LIVING ROOM

14'1" x 13'9" [4.3m x 4.2m]

A well proportioned room with a window to the front, fitted gas fire.

### KITCHEN

9'10" x 9'2" max [3.0m x 2.8m max]

Two windows to the rear, fitted cupboards and a stainless steel sink unit.



### REAR ENTRANCE HALL

UPVC external door.

### DOWNSTAIRS W.C.

4'7" x 2'7" [1.4m x 0.8m]

Frosted window to the side, high level flush w.c.

### STORE ROOM

4'7" x 4'7" [1.4m x 1.4m]

Further downstairs store.

### FIRST FLOOR LANDING

Loft access hatch.

### BEDROOM ONE

15'1" x 10'5" [4.6m x 3.2m]

Window to the front and former fireplace.



### BEDROOM TWO

10'5" x 8'10" [3.2m x 2.7m]

Window to the rear.

### BEDROOM THREE

9'10" x 6'6" [3.0m x 2.0m]

With window to the front.

### BATHROOM/W.C.

6'10" x 5'10" [2.1m x 1.8m]

Panelled bath and pedestal wash basin. Frosted window to the rear.



### OUTSIDE

To the front the property has a gravelled garden, whilst to the rear there is a larger enclosed garden again gravelled for low maintenance with a paved seating area and former dog run.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our 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.

### VIEWINGS

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