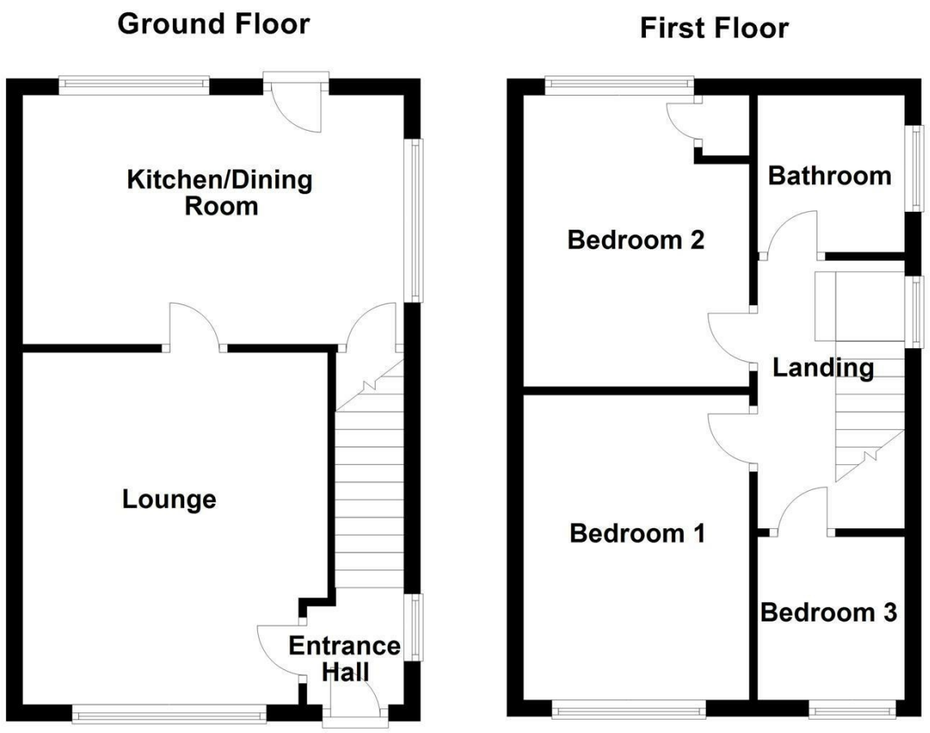
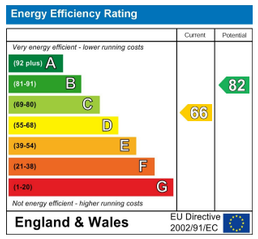




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

23 Crown Close, Dewsbury, WF12 8RG

For Sale Freehold O.I.R.O £155,000

Well appointed throughout is this spacious three bedroom semi detached home within easy reach of Ossett town centre with its twice a week market, good schools and has good access to the motorway network, ideal for the commuter travelling further afield on a regular basis.

Benefiting from UPVC double glazing and gas central heating. The accommodation fully comprises entrance hall, lounge, kitchen diner, first floor landing, three bedrooms, two of which are doubles and the modern house bathroom/w.c. Outside there are attractive lawned gardens to the front and rear with a driveway at the side providing off road parking.

An ideal property for the first time buyer, couple or family looking to gain access onto the property market. Offers further potential to extend, subject to the necessary consents. A viewing comes highly recommended.

ACCOMMODATION

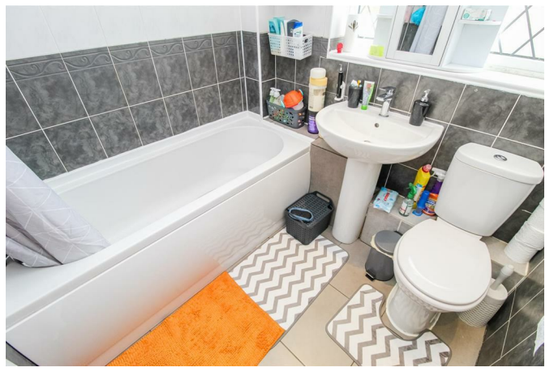
ENTRANCE HALL
UPVC entrance door, laminate flooring, radiator, stairs to the first floor landing, UPVC double glazed window to the side. Door into the lounge.

LOUNGE
12'0" x 14'0" (3.68m x 4.28m)
UPVC double glazed window to the front, electric fire with modern surround, granite back and hearth. Coving to the ceiling, recess ceiling spotlights, radiator. Door into the kitchen diner.

KITCHEN DINER
9'11" x 15'3" (3.03m x 4.65m)
A range of wall and base units with work surface over, 1 1/2 sink, plumbing for washing machine, integrated oven and grill, four ring electric hob with stainless steel back and filter hood above, space for fridge and freezer, tiled floor, UPVC double glazed windows to the side and rear, UPVC door to the rear, tiled splashbacks, drawers and door to understairs storage.

FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side, doors to three bedrooms and bathroom/w.c.

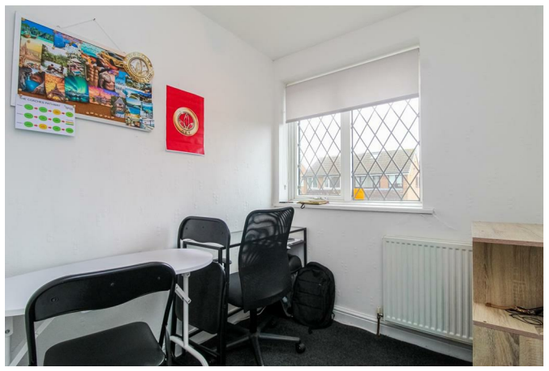
BATHROOM/W.C.
5'11" x 6'3" (1.81m x 1.93m)
Low flush w.c., wash basin over pedestal, panelled bath with mixer shower, heated electric towel radiator, UPVC double glazed frosted window to the side, tiled walls and floor, recessed ceiling spotlights.



BEDROOM ONE
8'9" x 12'0" (2.68m x 3.67m)
UPVC double glazed window to the front, coving to the ceiling, radiator.

BEDROOM TWO
8'9" x 11'10" (2.68m x 3.62m)
Storage cupboard, UPVC double glazed window to the rear, radiator.

BEDROOM THREE
6'5" x 6'1" (1.98m x 1.86m)
UPVC double glazed window to the front, radiator.



OUTSIDE
Lawned garden to the front, driveway to the side providing off road parking and to the rear there is a lawned garden incorporating flagged patio area.

COUNCIL TAX BAND
The council tax band for this property is B

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.