



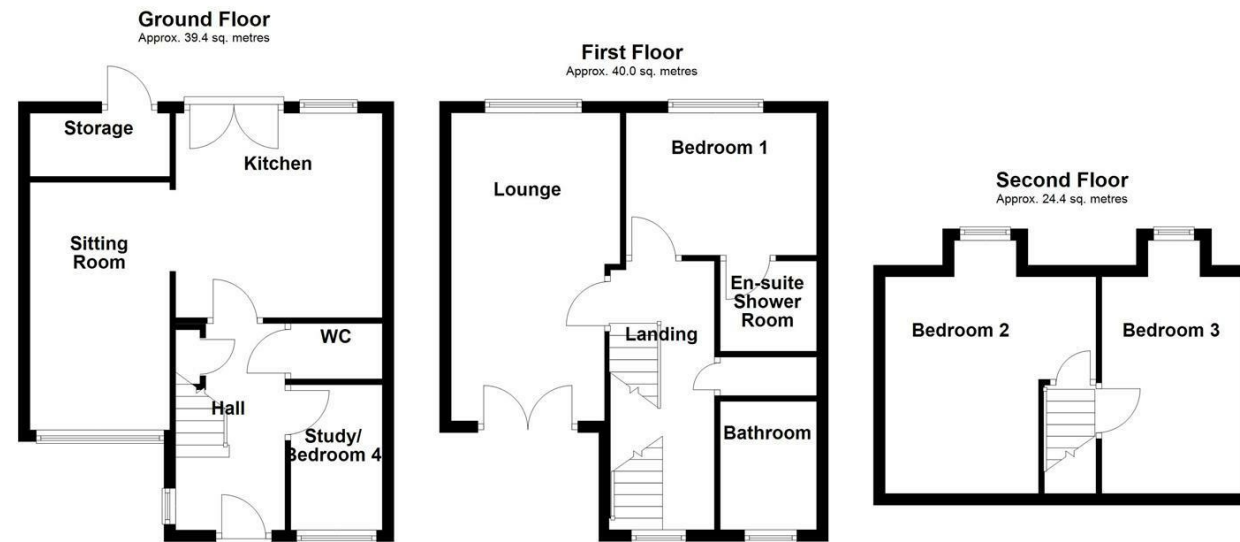
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

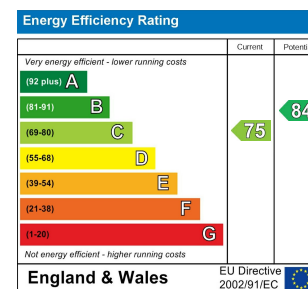
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Total area: approx. 103.7 sq. metres



**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.



**44 Mill Lane, Dewsbury, WF12 8NB**

**For Sale Freehold £245,000**

Ideally positioned between Ossett and Dewsbury town centres is this well presented three/four bedroom townhouse, offering versatile accommodation over three floors, along with driveway parking, low maintenance gardens and two bathrooms.

The accommodation briefly comprises an entrance hall leading to a ground floor study, which could also be used as a fourth bedroom, a fitted kitchen, a converted garage now utilised as a sitting room, and a downstairs WC. To the first floor, the landing provides access to a spacious lounge, the principal bedroom with en suite shower room, and the house bathroom. A further staircase leads to the second floor, where there are two additional bedrooms. Externally, the property benefits from driveway parking to the front and a low maintenance rear garden incorporating artificial lawn, decked and paved seating areas, ideal for outdoor dining and entertaining.

The property is well placed for a range of local amenities in both Ossett and Dewsbury, including shops and schools, and benefits from excellent transport links with convenient access to the M1 motorway network.

Finished to a high standard and ready to move into, this property would suit a range of buyers. Early viewing is highly recommended.



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**ACCOMMODATION**

**ENTRANCE HALL**

Front entrance door leading into the main hallway with side UPVC double glazed window, central heating radiator, staircase to the first floor landing and access to the study, downstairs W.C. and kitchen diner.

**STUDY/BEDROOM FOUR**

8'2" x 5'2" [2.51m x 1.59m]  
UPVC double glazed window to the front elevation and central heating radiator.

**W.C.**

5'2" x 3'1" [1.59m x 0.96m]  
Fitted with a two piece suite comprising low flush W.C. and wash basin with mixer tap and splashback, with central heating radiator.

**KITCHEN**

11'8" x 8'3" [3.57m x 2.53m]  
UPVC double glazed window and French doors to the rear garden, fitted with a modern range of wall and base units with laminate worktops, 1.5 sink and drainer, space for a range cooker and fridge freezer, central heating radiator, spotlights to the ceiling and wood effect laminate flooring, with archway opening into the sitting room.

**SITTING ROOM**

13'11" x 7'11" [4.25m x 2.42m]  
UPVC double glazed window to the front elevation, electric radiator, carpeted flooring and currently used as a second reception room.



**FIRST FLOOR LANDING**

UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard housing the hot water tank and access to the lounge, bedroom one and the house bathroom.

**LOUNGE**

17'5" x 9'7" [5.32m x 2.93m]  
UPVC French doors to the front with Juliet balcony, UPVC double glazed window to the rear and two central heating radiators.



**BEDROOM ONE**

10'9" x 8'1" [3.30m x 2.47m]  
UPVC double glazed window, central heating radiator and access to the en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**

5'5" x 5'1" [1.67m x 1.56m]  
Fitted with a three piece suite comprising corner shower cubicle, vanity wash basin with mixer tap and low flush W.C., with central heating radiator.



**BATHROOM/W.C.**

6'8" x 5'6" [2.05m x 1.69m]  
Frosted UPVC double glazed window to the front, fitted with a three piece suite comprising panel bath with shower over, wash basin and low flush W.C., with partial tiling and central heating radiator.



**SECOND FLOOR LANDING**

Central heating radiator and access to two further bedrooms.

**BEDROOM TWO**

12'3" x 11'11" [3.74m x 3.64m]  
UPVC double glazed window to the rear elevation and central heating radiator.



**BEDROOM THREE**

12'2" x 8'0" [3.73m x 2.44m]  
UPVC double glazed window to the rear elevation and central heating radiator.

**OUTSIDE**

To the front, driveway parking for several vehicles with gated side access and further storage space. To the rear, a landscaped garden with flagged patio, artificial lawn, pergola with barbecue and outdoor kitchen area, decked seating area, pebble borders and summer house, along with access to additional storage.



**COUNCIL TAX BAND**

The council tax band for this property is C.

**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.