Richard Kendall Estate Agent

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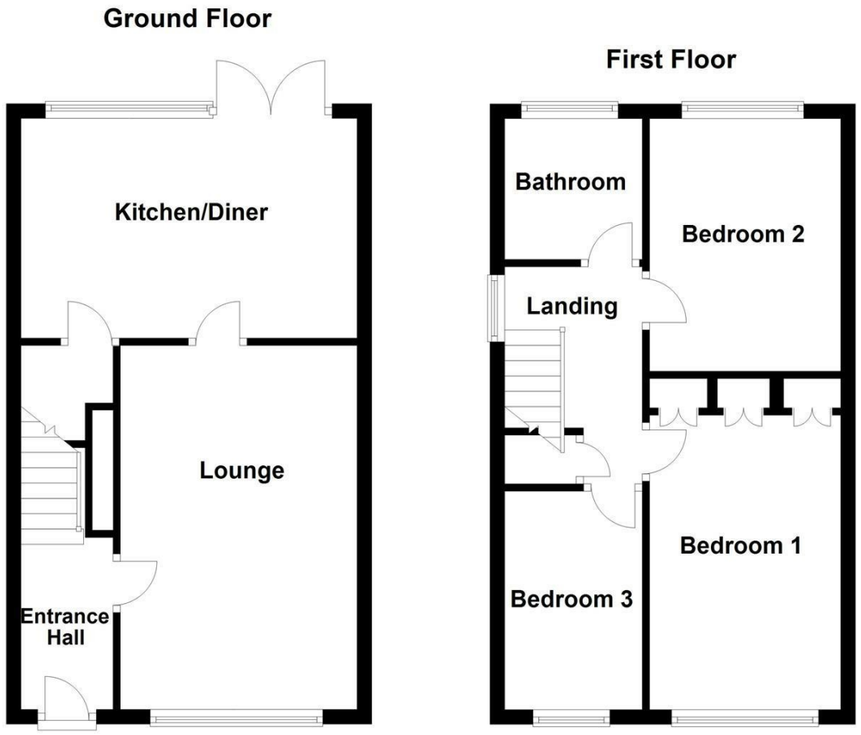


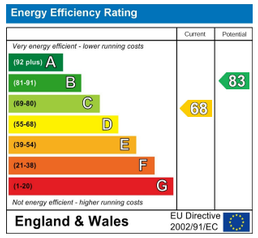
10 Lichfield Road, Dewsbury, WF12 7TA

For Sale Freehold £235,000

This particularly well presented three bedroom home is situated in a popular residential spot with ample amenities and good transport links on hand.

The accommodation is set over two floors and briefly comprises of entrance hall, light and airy lounge boasting feature panelling and media wall, leading through to the spacious open plan dining kitchen. To the first floor are three bedrooms and the house bathroom/w.c. Externally the property benefits block paved driveway providing ample off street parking to the front with attractive and enclosed garden to the rear.

The property is presented to an impeccable standard, ideally suited to first time buyer or families. An early viewing is advised to avoid disappointment.



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

ENTRANCE HALL
Composite double glazed front entrance door, stairs to the first floor, door through to the lounge, Amtico flooring and double central heating radiator.

LOUNGE
10'7" x 16'3" (3.23m x 4.97m)
UPVC double glazed bay window to the front, coving to the ceiling, carpeted flooring, feature panelling to one wall, double central heating radiator, feature media wall with television alcove and feature electric in built fire. Solid oak glazed door leading to the kitchen.

KITCHEN
15'0" x 10'4" (4.58m x 3.17m)
Range of cream gloss wall and base units with complementary wood effect laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap. Range of integrated appliances including fridge/freezer, in built electric oven with four ring gas hob with stainless steel extractor hood over and in built combi washer/dryer. Tiled splash backs, spotlights to the ceiling, vertical radiator, Amtico flooring, UPVC double glazed window and patio doors to the rear. Useful pantry cupboard where the combi central heating boiler is (installed in 2022) housed with useful space for storage.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom. Loft hatch with pull down ladder to the fully boarded loft, UPVC double glazed window to the side and useful in built storage cupboard with shelving.

BEDROOM ONE
8'6" x 12'5" (2.6m x 3.8m)
UPVC double glazed window to the front, double central heating radiator and full range of fitted wardrobes.

BEDROOM TWO
8'6" x 11'5" (2.6m x 3.48m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
6'2" x 9'7" (1.89m x 2.94m)
UPVC double glazed window to the front and double central heating radiator.

BATHROOM/W.C.
6'2" x 6'4" (1.88m x 1.94m)
Three piece suite comprising L-shaped bath with chrome mixer tap and dual head shower over, vanity wash hand basin and low flush w.c. Partially tiled walls, amtico flooring, spotlights, heated chrome towel rail and extractor fan.

OUTSIDE
To the front of the property is a generous block paved driveway providing off street parking. To the rear is a good sized enclosed garden with gravelled seating area, lawned garden and paved path leading down to a decked seating area with useful shed for storage surrounded by fencing.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.