



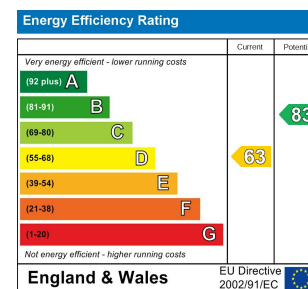
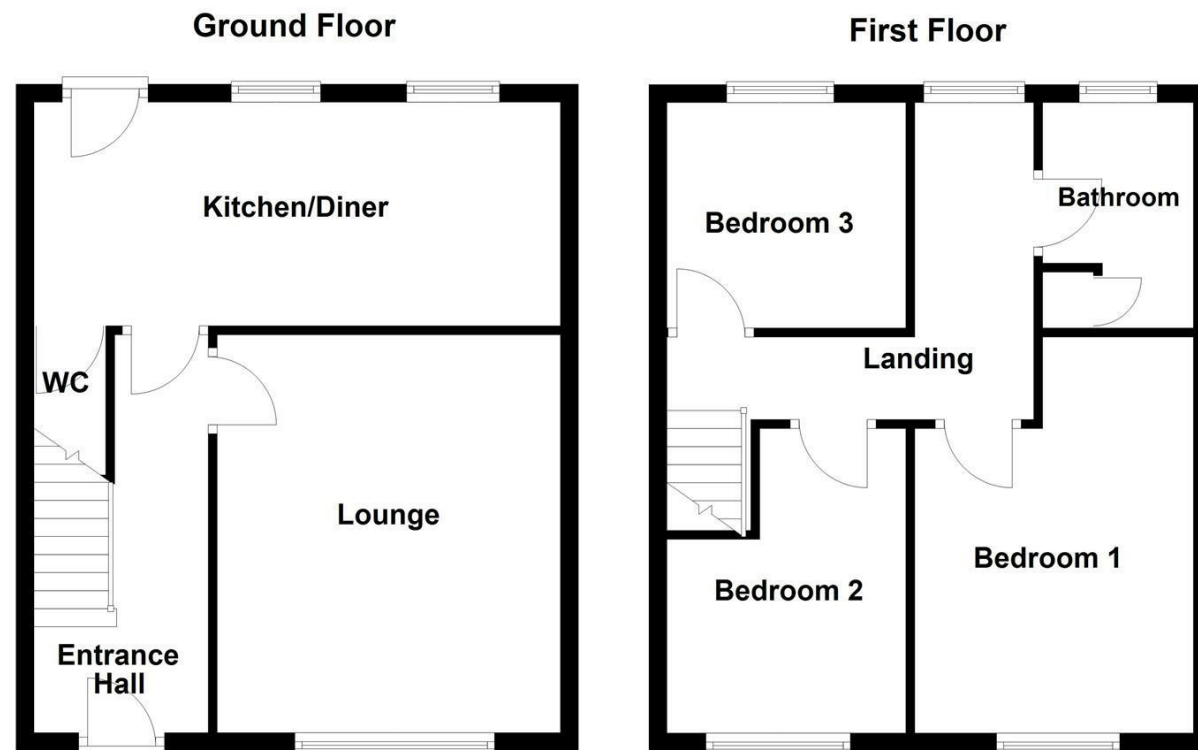
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 14 Camroyd Street, Dewsbury, WF13 1PG

For Sale Freehold £175,000

Deceptively spacious from the roadside, this mid terrace property offers three well proportioned bedrooms and excellent living accommodation throughout.

The property briefly comprises of the entrance hall, generous living room, open-plan kitchen/diner, and a convenient downstairs W.C.. Stairs rise to the first floor, where you will find three bedrooms and the main family bathroom. Externally, the property benefits from permit on street parking to the front and a low maintenance turfed rear garden.

The property is situated in a popular and well-established residential area, close to local shops, schools, and bus routes, with easy access into the town centre.

This home represents an ideal purchase for first-time buyers, couples, or families seeking to step onto the property ladder. Early viewing is strongly recommended.

### 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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door into the entrance hall, feature archway, central heating radiator, stairs to the first floor landing. Doors to the lounge and kitchen diner.

### LOUNGE

12'7" x 15'4" [3.86m x 4.68m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail, gas fire with decorative surround.



### KITCHEN/DINER

8'10" x 20'0" [2.71m x 6.12m]

A range of fitted units incorporating a stainless steel sink and drainer, plumbing for a washing machine, oven and grill space, refrigerator and freezer space, and display cabinets with wall units extending to the ceiling, gas hob with stainless steel extractor, integrated fridge. UPVC double glazed window to the rear, spotlights, tiled flooring, boiler housing, doors to the downstairs W.C. and the rear garden.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear, two central heating radiators. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

12'10" x 10'5" [max] x 9'1" [min] [3.92m x 3.18m [max] x 2.79m [min]]

UPVC double glazed window to the front, central heating radiator, original fire surround and fitted wardrobes.



### BEDROOM TWO

11'3" x 8'7" [max] x 5'8" [min] [3.44m x 2.64m [max] x 1.75m [min]]

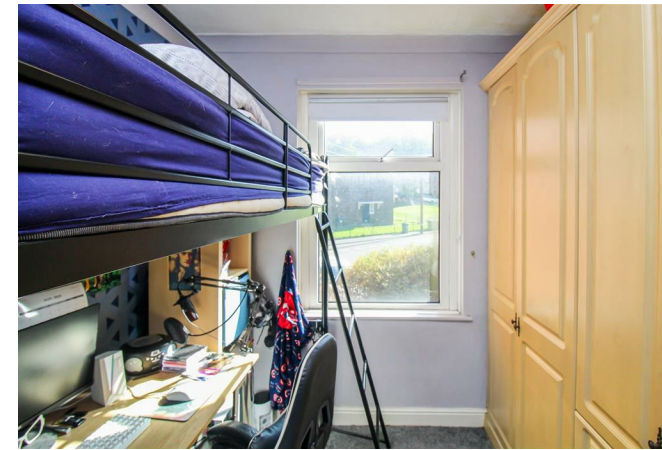
UPVC double glazed window to the front, central heating radiator



### BEDROOM THREE

9'1" x 9'0" [2.78m x 2.76m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to one wall.



## BATHROOM

5'8" x 8'4" [1.75m x 2.55m]

Frosted UPVC double glazed window to the rear, part tiled walls, door to an airing cupboard. Low flush W.C., pedestal wash basin, panelled bath with shower attachment over.



## OUTSIDE

To the front, there is on street permit parking. To the rear, there is a low maintenance AstroTurf garden.



## 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.

## EPC RATING

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

## VIEWINGS

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