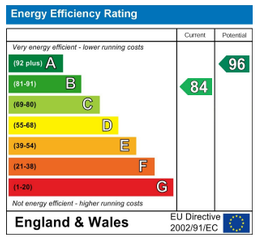

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

10 Windsor Road, Dewsbury, WF12 7RE

For Sale Freehold £192,000

A fantastic opportunity to purchase this well presented two bedroom semi detached property offered to the market for first time buyers with no chain and ready to move into accommodation.

The property briefly comprises of the entrance vestibule, living room and modern fitted kitchen. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property is off road parking for one vehicle. To the rear is a lawned garden incorporating paved patio areas, ideal for al fresco dining with timber shed and enclosed by timber fencing.

Ideal for the first time buyer and a viewing comes highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE
3'9" x 3'10" (1.15m x 1.18m)
Composite entrance door and further door leading through into the living room.

LIVING ROOM
14'7" x 13'0" (4.47m x 3.97m)
Stairs to the first floor landing, door leading through into the kitchen, UPVC double glazed window to the front aspect and central heating radiator.

KITCHEN
12'9" x 13'2" (3.91m x 4.03m)
Range of modern fitted wall and base units with laminate work surface over, stainless steel sink and drainer, integrated fridge/freezer, integrated oven and four ring electric hob with cooker hood over. Space and plumbing for a washing machine, integrated slimline dishwasher, central heating radiator and UPVC double glazed French doors to the rear garden. Doors an understairs storage cupboard and downstairs w.c.

W.C.
3'6" x 6'0" (1.08m x 1.85m)
Low flush w.c., pedestal wash basin with tiled splash back, central heating radiator and UPVC double glazed frosted window to the side aspect.

FIRST FLOOR LANDING
Doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
13'4" x 12'10" (4.07m x 3.92m)
Central heating radiator and UPVC double glazed window to the rear aspect.

BEDROOM TWO
11'3" x 13'0" (3.43m x 3.97m)
Central heating radiator, UPVC double glazed window to the front and door leading to overstairs storage.

BATHROOM/W.C.
7'0" x 6'5" (2.15m x 1.96m)
Modern fitted white three piece suite comprising panelled bath with chrome shower over, low flush w.c. and pedestal wash basin. Central heating radiator and partially tiled walls.

OUTSIDE
To the front of the property there is an off road parking space. To the rear the garden is mainly laid to lawn with timber shed and incorporating paved patio areas, perfect for outdoor dining and entertaining enclosed by timber fencing.

PLEASE NOTE
- Purchaser has to be a first time buyer or if a joint purchase, 1 owner has to be first time buyer
- The purchasers have to have a maximum gross household income of £80,000 per annum
- The property has to be the sole or main residence for the purchaser

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

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.