



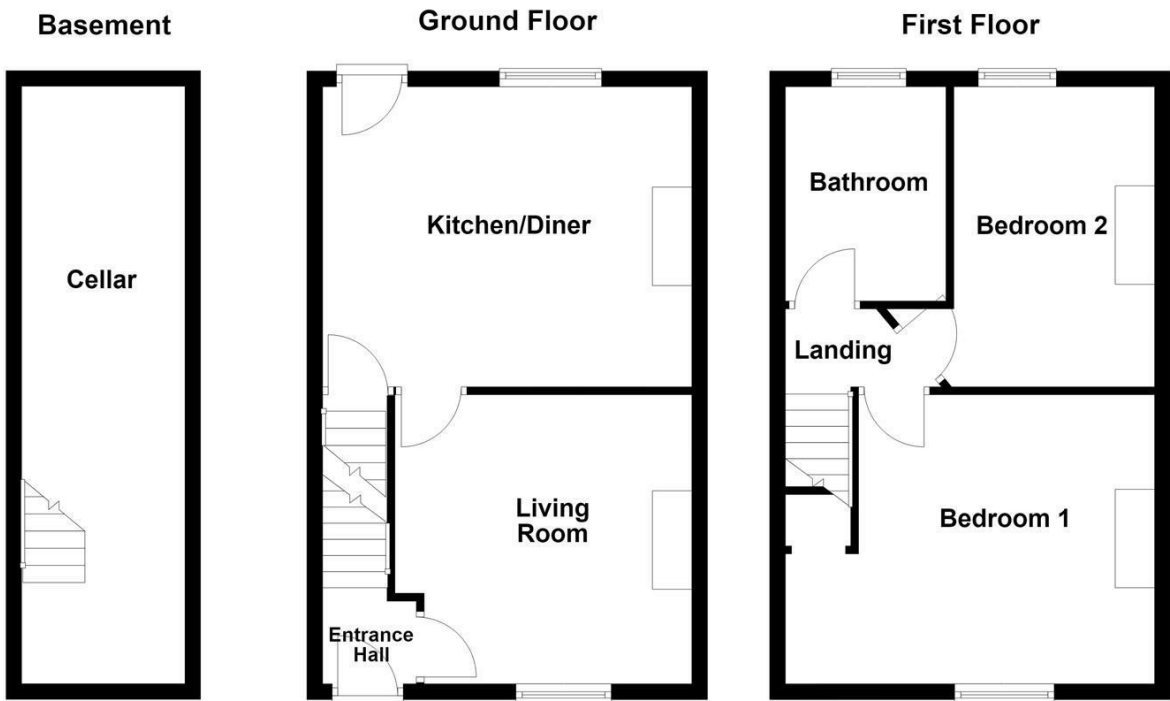
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

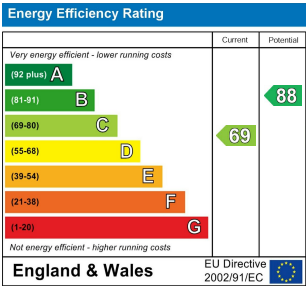


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 21 Lees Hall Road, Dewsbury, WF12 0RH

### For Sale Freehold £165,000

Situated in Thornhill Lees is this superbly presented two bedroom mid terraced home, offering well proportioned accommodation throughout. Benefitting from spacious living accommodation and attractive gardens to both the front and rear, the property is ideally suited to first time buyers, professional couples and small families alike.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the living room. The living room leads through to the kitchen diner, which benefits from access to the cellar and opens directly onto the rear garden. To the first floor are two well proportioned double bedrooms and a modern fitted family bathroom, with bedroom two also providing access to the loft space. Externally, the front garden is predominantly gravelled with attractive planted features and stone steps leading to the entrance door. To the rear is a tiered garden incorporating both paved and raised decked patio areas, providing excellent spaces for outdoor dining and entertaining. Planted borders add further interest, whilst the garden is fully enclosed by walling and timber fencing.

The property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in nearby Dewsbury town centre. Regular bus services operate close by, whilst Dewsbury railway station provides excellent connections to surrounding towns and cities. Both the M1 and M62 motorway networks are also within easy reach for those commuting further afield.

An early viewing is highly recommended to fully appreciate the presentation and accommodation this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, central heating radiator and staircase providing access to the first floor landing, with access through to the living room.

LIVING ROOM

12'1" x 12'5" [3.70m x 3.80m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, ceiling rose and dado rail. Feature living flame effect gas fire with glass front and tiled hearth. Door providing access to the kitchen diner.



KITCHEN DINER

12'6" x 15'5" [3.82m x 4.70m]

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a 1.5 stainless steel sink and drainer with mixer tap.

Four ring gas hob with extractor hood above and integrated oven. Integrated under counter fridge and freezer, integrated dishwasher and integrated washing machine. Downlighting and feature multi fuel burning stove set on a stone hearth with exposed brick surround and chimney breast. UPVC double glazed window overlooking the rear elevation and UPVC double glazed door providing access to the rear garden. Access down to the cellar and central heating radiator.



FIRST FLOOR LANDING

Doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 15'5" [3.66m x 4.72m]

UPVC double glazed window overlooking the front elevation, central heating radiator and useful overstairs storage area.



BEDROOM TWO

12'7" x 11'1" [3.85m x 3.40m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, loft access and fitted double doored storage cupboard. The combination boiler is housed within the fitted storage cupboard.



BATHROOM/W.C.

8'11" x 6'8" [2.72m x 2.04m]

Fitted with a low flush W.C., wall mounted wash basin with mixer tap and larger than average panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Part wet wall panelling. Frosted UPVC double glazed window overlooking the rear elevation, extractor fan, central heating radiator and spotlights to the ceiling.



OUTSIDE

To the front of the property is a low maintenance buffer garden, predominantly pebbled with planted features and stone steps leading to the front entrance. The property also enjoys far reaching views towards Dewsbury. To the rear is a low maintenance tiered garden incorporating a lower paved patio area and an upper decked seating area, both ideal for outdoor dining and entertaining. There are also planted beds with mature shrubs and trees. The garden is enclosed by walling and timber fencing, with a timber gate providing right of access for neighbouring properties for their bins.



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.

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.