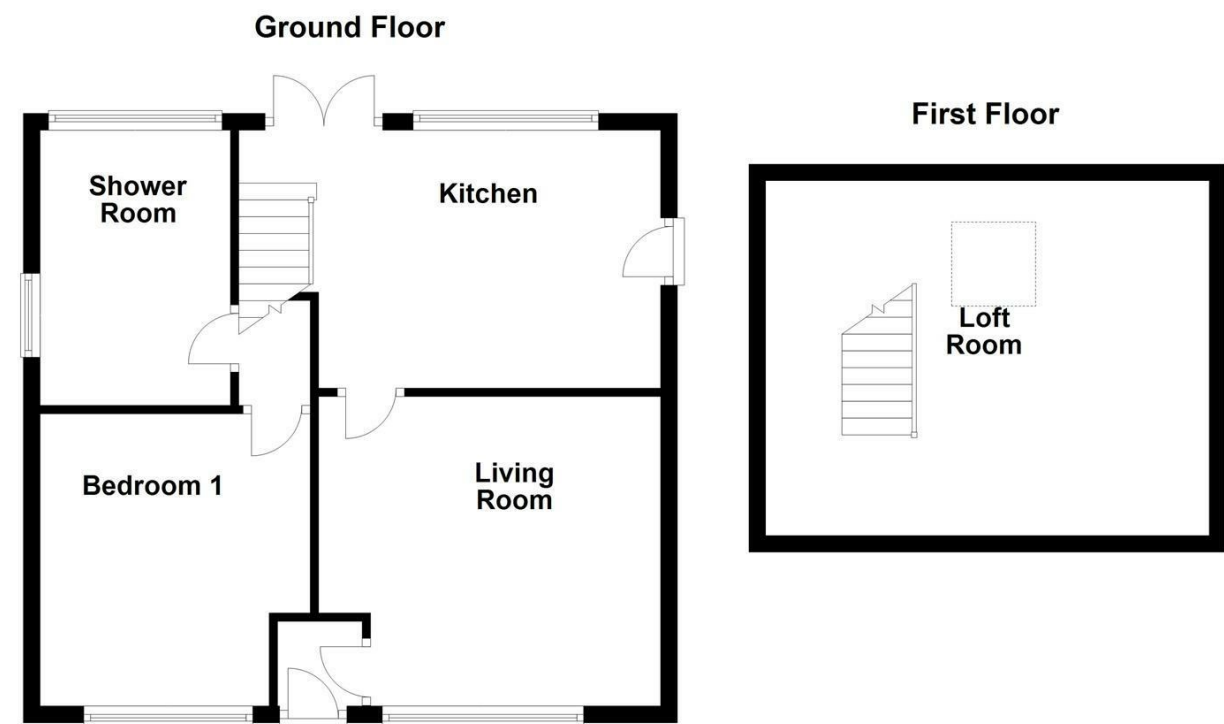


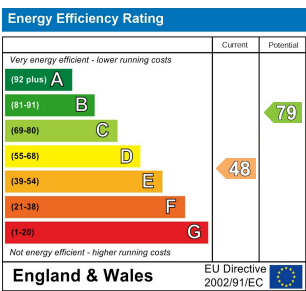


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



4 Heybeck Lane, Dewsbury, WF12 7RA

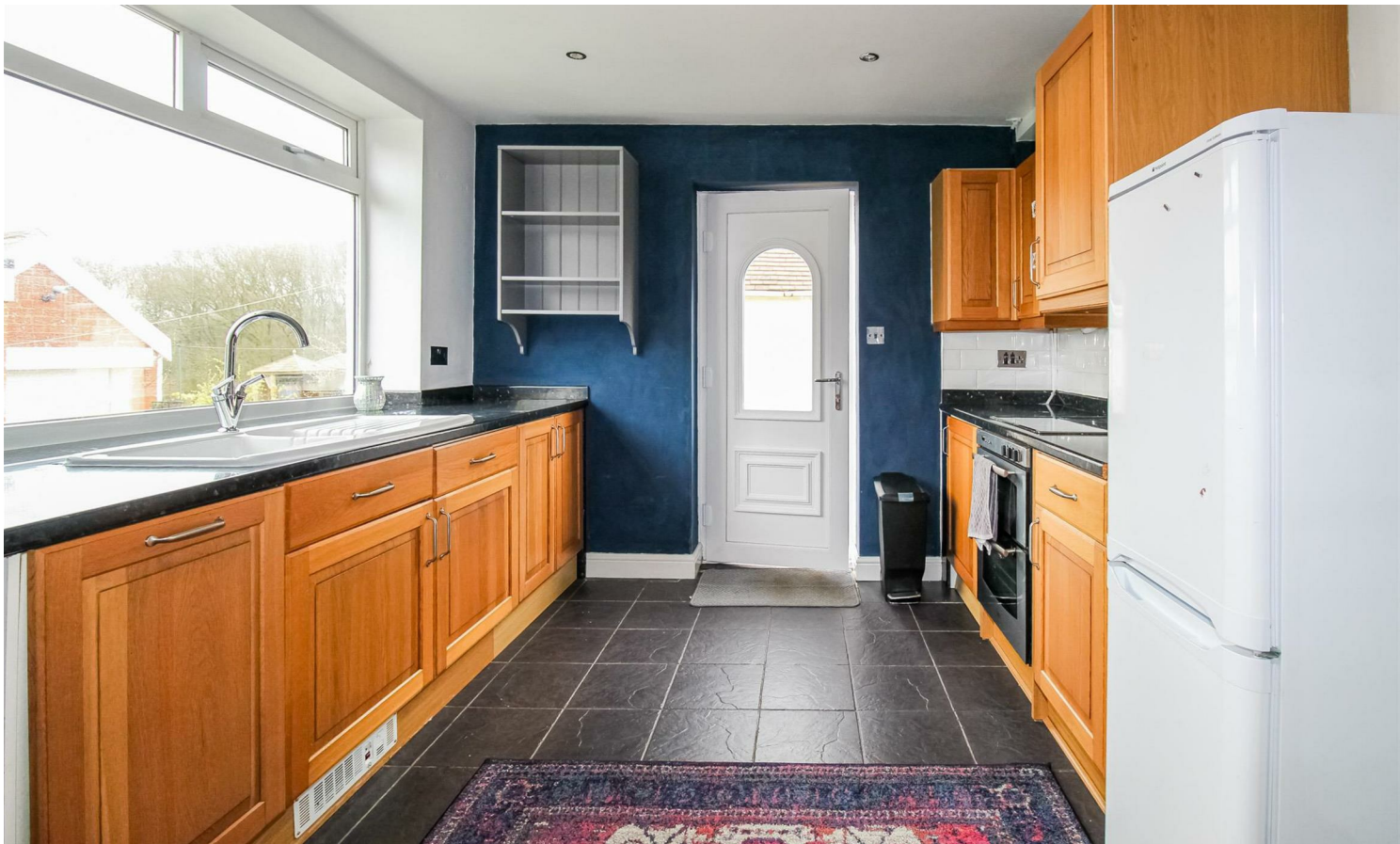
For Sale Freehold Offers In The Region Of £200,000

Situated ideally between Ossett and Dewsbury is this well presented one bedroom detached bungalow benefitting from ample driveway parking, detached garage and rear garden.

The property briefly comprises of the entrance porch, living room, kitchen, shower room/w.c. and bedroom. There is an additional loft room, which could be used for a variety of purposes. Externally the property has ample driveway parking to the front with a detached garage to the rear and lawned garden with decked seating area.

The property is ideally located for all local shops and amenities that both Ossett and Dewsbury has to offer. Whilst also only being a short drive away from the motorway network and White Rose Shopping Centre.

This property has potential to be a fantastic home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Doorway through to the living room

LIVING ROOM

13'5" x 8'8" [4.09m x 2.66m]

UPVC double glazed window to the front elevation, central heating radiator and feature fireplace to one side. Door leading through to the kitchen.



KITCHEN

16'6" x 10'0" [5.04m x 3.06m]

UPVC double glazed window and French doors to the rear elevation, side UPVC door to the driveway. Fitted kitchen with an array of wooden wall and base units with black

lamine work tops, integrated oven and hob with cooker hood and tiled splash back. 1 1/2 sink and drainer unit, space for a fridge/freezer, space for a washing machine, built in storage cupboard under the stairs.



BEDROOM ONE

11'4" x 10'7" [3.47m x 3.25m]

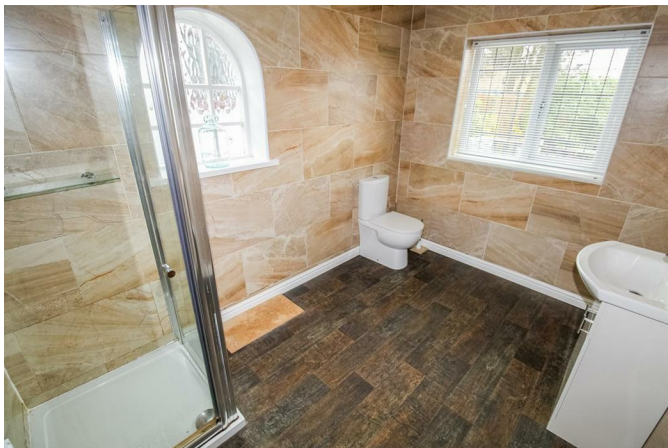
UPVC double glazed window to the front elevation and central heating radiator.



SHOWER ROOM/W.C.

7'4" x 7'5" [2.25m x 2.27m]

UPVC double glazed window to the rear elevation, original single glazed frosted window to the side elevation. Three piece suite comprising corner shower cubicle with wall mounted electric shower, low flush w.c. and vanity wash hand basin with mixer tap. Central heating radiator, spotlights to the ceiling and fully tiled walls.



LOFT ROOM

17'2" x 13'10" [5.24m x 4.23m]

Velux window to the rear elevation and spotlights to the ceiling.



OUTSIDE

To the front is a tarmacadam driveway with ample space for two cars leading a side flagged driveway/yard with bush and shrubbery border providing off street parking for four/five cars leading to the detached garage with up and over door. There is a decked seating area leading round to a lawned garden with barked area and pebbled and bush border surrounding with far reaching views of surrounding fields.



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.