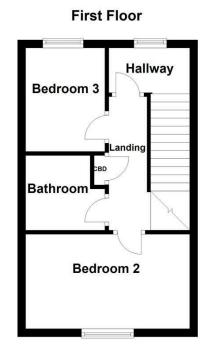
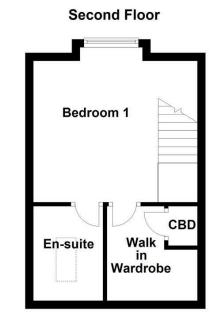
Ground Floor Entrance Living Room WC Kitchen/Diner





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 www.mortgagesolutionsofwakefield.co.uk 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*

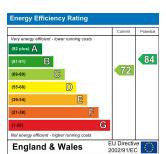
Wakefield office 01924 339572,

Pontefract & Castleford office 01977 798844 or 07776458351, Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



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OSSETT 01924 266 555

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NORMANTON 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



23 Short Street, Dewsbury, WF12 8NF

For Sale Freehold Offers In The Region Of £175,000

Offered to the market with no onward chain and situated in this convenient area of Dewsbury sits this three bedroom townhouse set over three stories.

The property comprises to the ground floor of a generous living room and separate kitchen/diner and downstairs guest w.c. To the first floor there are two bedrooms and a house bathroom suite. To the second floor there is a generous main bedroom with walk in wardrobe and en suite shower room/w.c. Externally there are gardens to both the front and rear of the property with off street parking for two cars provided by a private driveway.

The property is situated in this convenience location nestled ideally between Dewsbury and Ossett with excellent transport links further afield to Wakefield. There a number of local amenities and well regarded local schools making the property ideal for first time couples and young famillies.

To book in your viewing on this chain free property, please call our Ossett branch.

















ACCOMMODATION

ENTRANCE HALL

Staircase providing access to the upper floors, gas central heating radiator and door to the side leading to the living room.

LIVING ROOM

14'10" x 10'0" [4.54m x 3.06m]



KITCHEN/DINER

7'9" x 13'5" [2.38m x 4.1m]

UPVC double glazed window and French door to the rear, gas central heating radiator and fitted kitten with integrated fridge and freezer, space and plumbing for a washing machine, four ring gas burning hob and integrated Zanussi oven and grill. Single bowl metallic sink with

2'10" x 5'6" (0.88m x 1.7m)

Two piece suite in white comprising low flush w.c. and ceramic space saver sink with mixer tap. Gas central heating radiator and tiled splash back.

FIRST FLOOR LANDING

Access to two bedrooms, house bathroom/w.c and small storage cupboard. Door to second landing with staicase providing access to the second floor.

BEDROOM TWO 7'10" x 13'5" [2.39m x 4.11m]

UPVC double glazed window to the rear and gas central heating radiator.



BATHROOM/W.C.

7'0" x 6'0" [2.15m x 1.85m]

Three piece suite in white comprising low flush w.c., ceramic sink with separate taps, full size bath with tiled surround and gas central heating radiator.



6'9" x 8'6" (2.06m x 2.60m)

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



SECOND FLOOR LANDING Access to bedroom one

BEDROOM ONE

13'6" x 11'9" [4.12m x 3.59m]

UPVC double glazed window to the front and gas central heating radiator. Loft access.



WALK IN WARDROBE Clothes rail and airing cupboard.



EN SUITE SHOWER ROOM/W.C.

5'8" x 6'11" [1.73m x 2.13m]

Three piece suite comprising low flush w.c., ceramic sink with separate taps, walk in showe with tiled surround. UPVC double glazed Velux window to the rear, extractor fan and gas central heating radiator.



To the front of the property there is an open lawned garden. To the rear there is a fully enclosed family friendly garden which is laid predominantly to lawn and walls to two sides. There is a flagged patio seating area and side gated access. Beyond the rear boundary of the property there is a driveway which provides off street parking for two cars.



COUNCIL TAX BAND

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

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.