Richard Kendall Estate Agent

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# 921 Leeds Road, Dewsbury, WF12 7HU

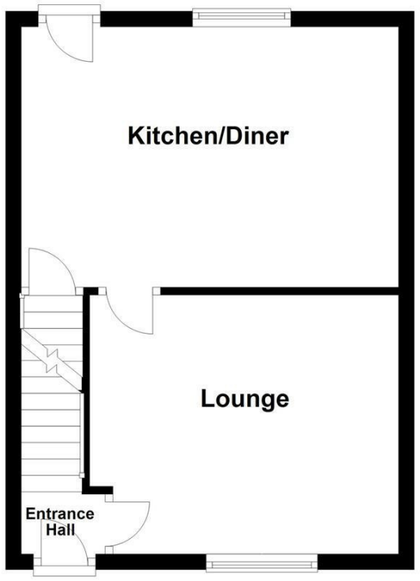
## For Sale Freehold Offers In The Region Of £150,000

Well appointed throughout is this deceptively spacious and attractive three bedroom mid terrace property benefitting from UPVC double glazing and gas central heating. The property has gone through a full redecoration, with new bathroom flooring and fittings, carpets and blinds fitted throughout; and this together with the fitted kitchen appliances and no chain makes the property ready to move into.

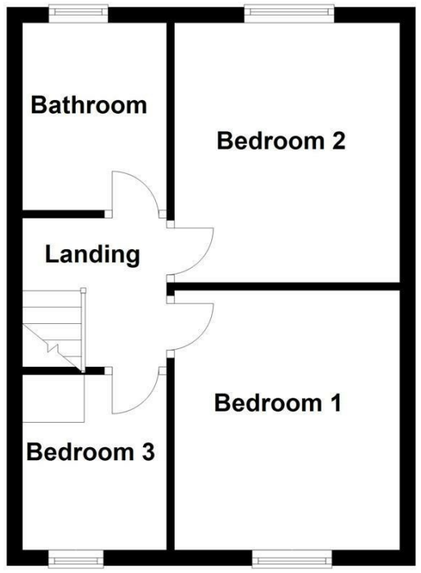
The property fully comprises of the entrance hall, lounge, modern fitted kitchen/diner with door down to the cellar. Stairs to the first floor lead to three bedrooms and the modern house bathroom/w.c. Outside there is a small buffer garden to the front and to the rear, adjacent to the property there is an off street parking space for one vehicle.

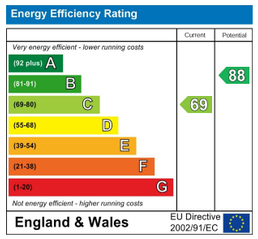
The property is well placed to local amenities including shops and schools. There is good access to the motorway network for those looking to travel further afield. Situated on a main bus route to Leeds, the property sits within a small group of terraces in a welcoming neighbourhood, and is ideal for a first time buyer, small family or downsizing.

### Ground Floor




### First Floor




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.

## ACCOMMODATION

### ENTRANCE HALL
UPVC entrance door, archway and stairs to the first floor landing and door leading into the lounge.

### LOUNGE
10'11" x 13'0" (3.34m x 3.98m)
UPVC double glazed windows to the front, radiator, fire surround with tiled hearth, coving to the ceiling and door leading through to the kitchen/diner.

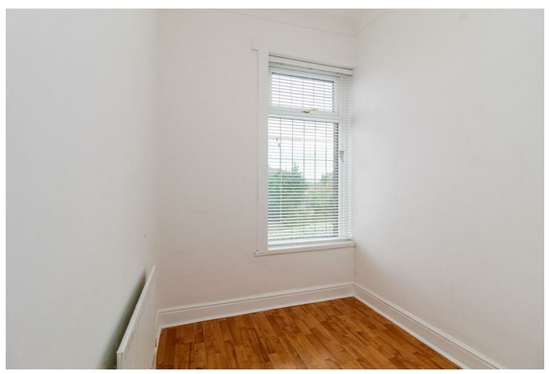
### KITCHEN/DINER
10'11" x 15'5" (3.35m x 4.71m)
Range of modern fitted wall and base units with work surface over incorporating circular stainless steel sink and separate drainer with mixer taps, integrated dishwasher, integrated automatic washing machine, integrated oven and grill with four ring electric hob with stainless steel back. Space for fridge and freezer, fully tiled floor, radiator, UPVC door and window to the rear. Recess ceiling spotlights, the boiler is housed in here and door down to the cellar.

### FIRST FLOOR LANDING
Loft access, coving to the ceiling and doors to three bedrooms and the bathroom.

### BEDROOM ONE
11'0" x 8'4" (3.36m x 2.56m)
UPVC double glazed window to the front, laminate flooring, built in wardrobe space either side of the chimney breast, radiator and coving to the ceiling.

### BEDROOM TWO
10'11" x 8'0" (min) x 9'6" (max) (3.34m x 2.44m (min) x 2.91m (max))
UPVC double glazed window to the rear, radiator and laminate flooring.

### BEDROOM THREE
7'5" x 5'11" (2.27m x 1.82m)
UPVC double glazed window to the front, laminate flooring, radiator and coving to the ceiling.



### BATHROOM/W.C.
5'10" x 7'10" (1.78m x 2.39m)
Low flush w.c., pedestal wash basin, panelled bath with mixer shower attachment over, part tiled walls, UPVC double glazed frosted window to the rear, wood effect flooring, radiator and coving to the ceiling.

### OUTSIDE
To the front is a small low maintenance buffer garden. There is off street parking for one vehicle to the rear of the property.

### 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.