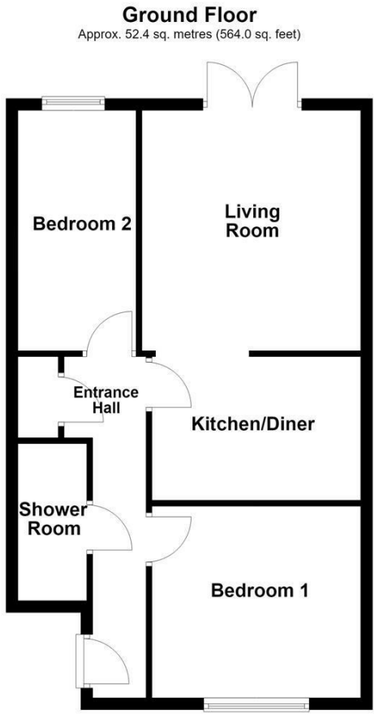


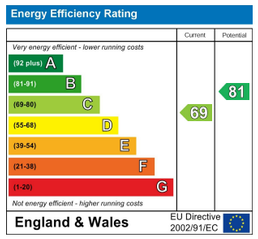
Total area: approx. 52.4 sq. metres (564.0 sq. feet)

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

345 Staincliffe Road, Dewsbury, WF13 4JN

For Sale Leasehold Offers In The Region Of £119,950

Situated just outside Dewsbury town centre is this superbly presented two bedroom ground floor apartment. Boasting well proportioned accommodation throughout, including a spacious reception room, gated off road parking and tranquil communal gardens with far reaching views, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall, accessed via the communal foyer, with doors leading to bedroom one, bedroom two, the shower room, storage cupboard and kitchen. The kitchen leads through to the spacious living room, which enjoys access to the rear. Externally, the property benefits from an allocated off road parking space within a gated car park. To the rear are attractive communal gardens, incorporating a lawned area and paved patio space, ideal for outdoor dining and entertaining, whilst enjoying far reaching views.

Dewsbury is a fantastic location, with the property itself ideally placed within walking distance of local shops and schools, as well as the wider range of amenities available within Dewsbury town centre. Local bus routes run close by and Dewsbury train station provides excellent links to surrounding towns and major cities. The property is also well placed for access to both the M1 and M62 motorway networks, ideal for those looking to commute further afield.

This property would make an ideal purchase for a first time buyer, small family, professional couple or investor looking for a buy-to-let opportunity. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
18'10" x 4'5" (max) x 2'11" (min) (5.75m x 1.36m (max) x 0.90m (min))

Timber framed front entrance door providing access from the communal foyer. With spotlights to the ceiling, wall mounted electric heater, intercom system and doors leading to a storage cupboard, kitchen, bedroom one, bedroom two and the shower room.

KITCHEN
7'10" x 11'6" (2.40m x 3.52m)

Opening through to the living room, partial spotlights to the ceiling and a range of modern wall and base gloss fronted units with laminate work surface over. Composite sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor hood above, integrated oven and microwave, space and plumbing for a washing machine and space for a freestanding fridge freezer.

LIVING ROOM
13'3" x 12'4" (4.05m x 3.76m)

Set of UPVC double glazed French doors to the rear enjoying far reaching rural and Dewsbury views, spotlights to the ceiling and two wall mounted electric heaters.

BEDROOM ONE
11'6" x 10'7" (3.52m x 3.23m)

UPVC double glazed window to the front and wall mounted electric heater.

BEDROOM TWO
13'3" x 6'11" (4.05m x 2.11m)

UPVC double glazed window to the rear enjoying far reaching views over both the surrounding rural areas and Dewsbury, with wall mounted electric heater.

SHOWER ROOM
3'9" x 8'8" (1.15m x 2.65m)

Spotlights to the ceiling, extractor fan, electric chrome ladder style towel rail, low flush WC, pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. The room is fully tiled throughout.

OUTSIDE
The property benefits from an allocated parking space, accessed via an electric gated off road parking area. To the rear of the property there is a communal lawn and paved patio area, ideal for outdoor dining and entertaining, with a hedged surround and far reaching rural and Dewsbury views.

LEASEHOLD
The service charge is £1304.22 (pa). The remaining term of the lease is 976 years (2026). A copy of the lease is held on our file at the Ossett office.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.