Richard Kendall Estate Agent

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7 Heath Walk, Dewsbury, WF12 8RF

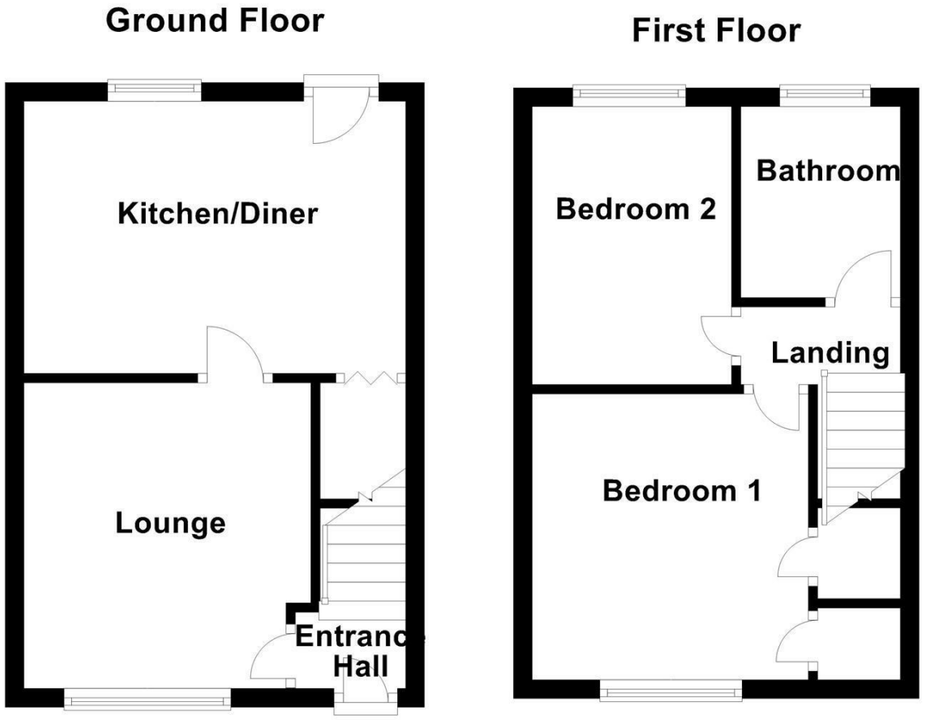
For Sale Freehold £135,000

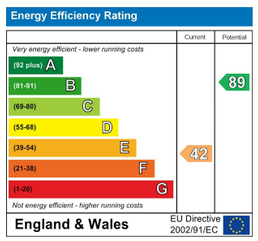
Situated between Ossett and Dewsbury, this two bedroom mid terrace property offers comfortable and well proportioned accommodation, complemented by low maintenance gardens to both the front and rear.

The accommodation briefly comprises an entrance hall, lounge and kitchen. To the first floor are two bedrooms and a modern three piece family bathroom. Externally, the property benefits from easily maintained gardens to the front and rear, ideal for those seeking a low upkeep home.

Ideally positioned for a wide range of local amenities, the property enjoys convenient access to the shops and facilities available in both Ossett and Dewsbury. Excellent transport links are also close by, including access to the motorway network, making it well suited for commuters.

This property would make an ideal first time purchase or a buy-to-let investment, and an early viewing is highly recommended.





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
A front UPVC entrance door leading into the hallway with stairs to the first floor and a door providing access into the lounge.

LOUNGE
13'1" x 10'5" (4.01m x 3.20m)
A UPVC double glazed window to the front elevation, a central heating radiator, and a feature gas fireplace with surround. A door leads through to the kitchen.

KITCHEN/DINER
13'8" x 8'7" (4.18m x 2.62m)
A UPVC double glazed window and door to the rear elevation and is fitted with a range of wall and base units with laminate worktops. A 1.5 bowl sink and drainer, integrated oven with gas hob, space and plumbing for a washing machine, space for a fridge freezer, and a built-in storage cupboard located under the stairs.

FIRST FLOOR LANDING
Provides access to two bedrooms and the family bathroom.

BEDROOM ONE
10'5" x 10'4" (3.20m x 3.17m)
UPVC double glazed windows to the front elevation, a central heating radiator and two built-in storage cupboards.

BEDROOM TWO
11'5" x 7'1" (3.48m x 2.17m)
UPVC double glazed windows to the rear elevation and a central heating radiator.

BATHROOM/W.C.
6'8" x 6'3" (2.05m x 1.93m)
A UPVC double glazed window to the rear elevation and is fitted with a three piece suite comprising a panelled bath with wall-mounted shower over, wash basin, and w.c. A radiator and tiled walls.

OUTSIDE
Externally, the front of the property offers low maintenance gardens with space for refuse bins. To the rear, there is a patio seating area and a low maintenance lawned garden enclosed by fencing.

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.