Richard Kendall Estate Agent

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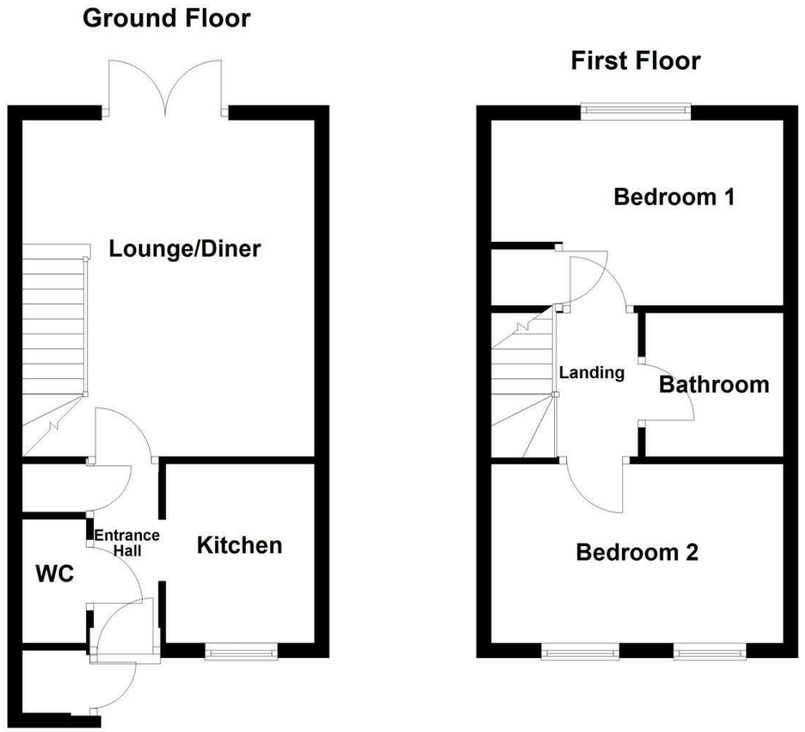
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 19 Pavilion Court, Dewsbury, WF12 8RZ

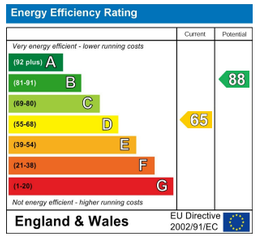
## For Sale Freehold £165,000

Situated on a select modern development is this two double bedroom mid town house benefitting from well proportioned accommodation, off road parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, kitchen, downstairs w.c. and lounge/diner. The first floor landing leads to two double bedrooms and house bathroom. Outside to the front is an off road parking space for one vehicle and access to a outside store. We are advised that there is a middle parking space that is shared with the neighbouring mid terrace property. In addition, there is visitor parking nearby. To the rear is an enclosed lawned garden incorporating pebbled areas and paved pathway with timber gate.

The property is ideally located for all local shops and amenities that Ossett and Dewsbury have to offer, whilst only being a short distance away from the motorway network, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

A modern two bedroom inner town house located on this small residential development midway between Ossett and Dewsbury.

The accommodation, which benefits from gas central heating and double glazing, comprises of entrance hall with store cupboard off, kitchen with oven, gas hob, fridge/freezer and automatic washing machine, cloakroom with wash basin and w.c., lounge, stairs off to the first floor landing, two double bedrooms and bathroom with bath, wash basin and w.c.

Outside, there is a garden area to the rear and parking space to the front.

## ENTRANCE HALL

UPVC front entrance door, an opening to the kitchen, doors to the downstairs w.c., lounge/diner and storage cupboard.

## KITCHEN

6'6" x 8'0" (2.0m x 2.45m)

Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back, integrated oven, four ring gas hob with extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer and UPVC double glazed window to the front.

## W.C.

2'10" x 5'6" (0.87m x 1.68m)

Extractor fan, central heating radiator, low flush w.c. and pedestal wash basin with tiled splash back.

## LOUNGE/DINER

15'0" x 12'11" (max) x 10'2" (min) (4.58m x 3.95m (max) x 3.1m (min))

Set of UPVC double glazed French doors to the rear, two central heating radiators, stairs to the first floor landing, electric fireplace with laminate hearth, surround and mantle.

## FIRST FLOOR LANDING

Loft access, doors to two bedrooms and house bathroom.

## BEDROOM ONE

8'3" x 12'11" (max) x 9'6" (min) (2.52m x 3.95m (max) x 2.92m (min))

UPVC double glazed window to the rear, central heating radiator and overstairs storage cupboard.

## BEDROOM TWO

12'11" x 8'0" (3.95m x 2.46m)

UPVC double glazed windows to the front and central heating radiator.

## BATHROOM/W.C.

6'4" x 6'5" (1.95m x 1.96m)

Low flush w.c., wall mounted wash basin with fitted storage and panelled bath with electric shower. Extractor fan and central heating radiator.

## OUTSIDE

To the front is a driveway providing off road parking for one vehicle and access to an outside storage cupboard. We are advised that there is a middle parking space that is shared with the neighbouring mid terrace property. In addition, there is visitor parking nearby. To the rear is a lawned and pebbled garden with a paved pathway, enclosed by timber fencing with rear timber gate.

## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.

## PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.