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925 Leeds Road, Dewsbury, WF12 7HU

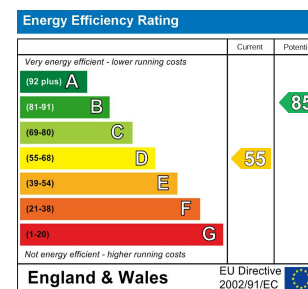
For Sale Freehold Guide Price £150,000 - £160,000

Well appointed and spacious is this three bedroom stone built mid terrace property benefitting from well proportioned accommodation throughout including good sized reception space.

The property briefly comprises of the entrance hall, living room and kitchen/diner with access down to the cellar. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a small buffer garden with steps leading to the front door. Whilst to the rear, there is a low maintenance paved courtyard, perfect for outdoor dining and entertaining, with a right of access for bins to the neighbours.

Located close to amenities and schools. Local bus routes travel to and from Dewsbury, Leeds and Wakefield. For those looking to travel further afield the motorway is a short drive away.

Ideal for the first time, couple or family and a full internal inspection comes highly recommended.



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.

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



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ACCOMMODATION

ENTRANCE HALL

Spotlights to the ceiling, stairs to the first floor landing and door through to the living room.

LIVING ROOM

10'11" x 12'10" [max] x 11'8" [min] [3.34m x 3.93m [max] x 3.56m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, gas fireplace with marble hearth and wooden mantle. Door through to the kitchen/diner.



KITCHEN/DINER

10'11" x 15'10" [max] x 14'0" [min] [3.34m x 4.83m [max] x 4.27m [min]]

Door providing access down to the cellar, UPVC double glazed

window and frosted door leading into the rear, central heating radiator and spotlights to the ceiling. Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, integrated Range style cooker and space and plumbing for a fridge/freezer and washing machine. Ideal combi boiler is housed in here.

CELLAR

Power and light within.

FIRST FLOOR LANDING

Spotlights to the ceiling, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'0" x 9'6" [max] x 8'3" [min] [3.36m x 2.91m [max] x 2.54m [min]]

Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

10'11" x 9'6" [max] x 8'4" [min] [3.33m x 2.91m [max] x 2.56m [min]]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE

8'1" x 5'10" [max] x 3'1" [min] [2.47m x 1.79m [max] x 0.94m [min]]

Coving to the ceiling, UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.

8'0" x 5'9" [2.44m x 1.77m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap, electric shower attachment and glass shower screen. Partially tiled walls.



OUTSIDE

To the front is a small buffer garden with steps leading to the front door. Whilst to the rear is a low maintenance paved courtyard, perfect for outdoor dining and entertaining. There is a right of access for the bins to the neighbours.



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.