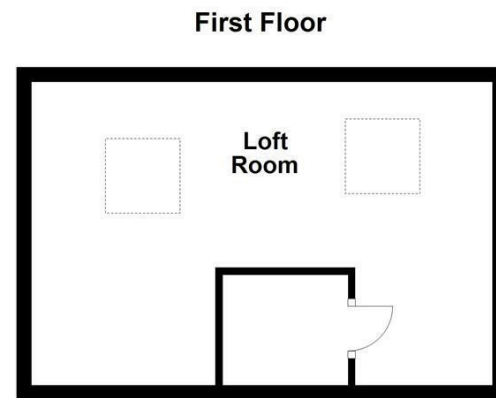
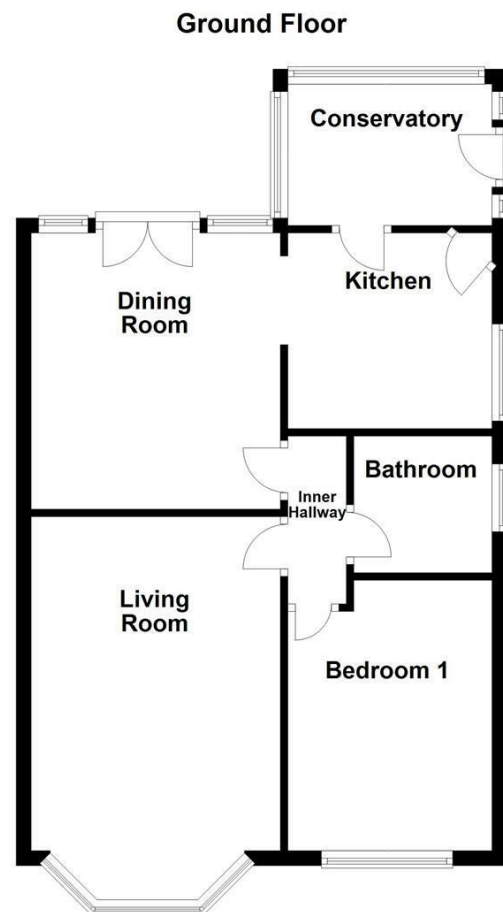




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
 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 339572,  
 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.



**16 Glebe Gate, Dewsbury, WF12 0JX**  
**For Sale Freehold Offers In The Region Of £200,000**

Situated in Thornhill is this one bedroom bungalow benefiting from ample driveway parking, superb rear garden and detached garage.

The accommodation briefly comprises rear entrance via the conservatory, kitchen with archway into the dining room/sitting room, inner hallway, living room, bedroom and bathroom/w.c. There is also an occasional loft room with potential to extend fully. Externally the property benefits from easy to maintain lawns to the front and rear, ample driveway parking and a detached garage.

Ideally located for all local shops and amenities including local schools, it is only a short drive away from surrounding towns including Horbury. In need of a degree of modernisation and could be a superb home and a viewing is recommended.



## ACCOMMODATION

### REAR CONSERVATORY

6'3" x 8'10" (1.91m x 2.71m)

UPVC rear entrance door, wood frame door into the kitchen dining room, UPVC double glazed windows to both sides and rear, central heating radiator.

### KITCHEN

9'1" x 8'5" (2.79m x 2.58m)

UPVC double glazed window to the side elevation, open archway into the dining room, central heating radiator, fitted kitchen with an array of wooden wall and base units for storage, laminate worktops, stainless steel sink and drainer unit, space for a fridge freezer, space for a gas cooker, plumbing for a washing machine, built in storage cupboard.



### DINING ROOM

12'1" x 10'11" (3.70m x 3.35m)

UPVC double glazed French doors with UPVC double glazed windows to either side to the rear. Central heating radiator, coving to the ceiling, door into the inner hallway.



### INNER HALLWAY

Doors to bathroom, living room and bedroom. Loft room.

### LIVING ROOM

14'8" x 10'11" (4.49m x 3.34m)

UPVC double glazed bay window to the front elevation, central heating radiator, gas fireplace with wood surround, further central heating radiator.



### BEDROOM ONE

8'11" x 11'10" (2.74m x 3.61m)

UPVC double glazed window to the front elevation, central heating radiator, UPVC door to the side elevation.



### BATHROOM/W.C.

6'1" x 5'9" (1.86m x 1.77m)

UPVC double glazed frosted window to the side elevation, wall mounted shower over the bath, wash hand basin, low flush w.c., central heating radiator, tiled walls.

### OCCASIONAL LOFT ROOM

20'0" x 12'9" (6.12m x 3.89m)

Two Velux windows to the rear elevation, central heating radiator, built in storage cupboard housing the water tank, storage into the eaves.



### OUTSIDE

To the front there is gated entrance onto a tarmac driveway, which continues down the side of the property with ample space for parking and leads to the detached garage to the rear with up and over door, useful for storage. Front lawn to the side with bush and shrub border. To the rear of the property there are front and rear gardens, flagged patio seating area and a small decking area. Lawn with bush and shrub borders. Space for a greenhouse.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### EPC RATING

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

### 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.