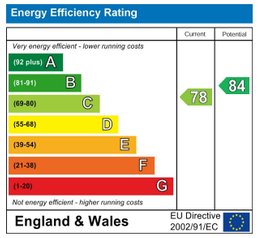
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

205 Foxroyd Lane, Dewsbury, WF12 0LT

For Sale Freehold £850,000

Positioned on one of Dewsbury's most prestigious addresses, Foxroyd Lane, this stunning five bedroom bespoke residence epitomises modern luxury living. Designed with exceptional attention to detail, the property combines architectural elegance with state-of-the-art finishes, commanding breathtaking, far reaching views across open countryside towards Emley Moor. This striking home unfolds across three floors, boasting a wealth of beautifully proportioned rooms, each framed by bespoke quartz window sills and enhanced by thoughtful features such as underfloor heating, handcrafted staircases with glass balustrades, and made-to-measure electric roller blinds.

The accommodation fully comprises to the main level of the spacious living room with balcony showcasing open rural views, bedrooms four and five, Jack-and-Jill bathroom and integral garage with electric roller door and EV charging point. Stairs lead to the lower ground floor with hallway leading to a cloakroom, pantry, utility room, and guest w.c. A generous open plan dining/family room connects to the stylish kitchen/breakfast room with quartz work surfaces, integrated appliances, and sliding aluminium doors opening directly onto the rear garden, creating a seamless indoor-outdoor living experience. The first floor landing provides access to three double bedrooms and a modern shower room, along with two storage cupboards. The principal bedroom boasts its own dressing room and luxurious en suite bathroom. All bedrooms benefit from fitted wardrobes with mirrored sliding doors.

Approached through secure electric gates, the property is framed by a landscaped frontage with mature planting, railway sleeper borders and a tarmac driveway accommodating multiple vehicles. To the rear, beautifully designed gardens offer a sophisticated stone paved terrace for al fresco entertaining, leading to a lower tier of manicured lawn, all enclosed for privacy and showcasing uninterrupted views across the rolling countryside.

Foxroyd Lane is renowned as one of the area's most sought after locations, offering a tranquil semi-rural lifestyle without compromising on convenience. Just moments from scenic countryside walks, the property is also within easy reach of Dewsbury town centre, the White Rose Shopping Centre, and excellent schools. For the commuter, the nearby M1 and M62 motorways provide swift access to Leeds, Wakefield, Manchester and beyond.

ACCOMMODATION

ENTRANCE HALL
19'8" x 12'5" (max) x 3'2" (min) (6.00m x 3.80m (max) x 0.98m (min))
Composite front entrance door with double glazed panes at either side. Engineered oak wood flooring with underfloor heating, staircase to the first floor landing with oak railings and glass balustrade, stairs leading down to the lower ground floor, spotlights, doors to the living room, two bedrooms, the garage, a Jack and Jill bathroom and a storage cupboard.

LIVING ROOM
11'4" x 16'1" (3.46m x 4.92m)
Two UPVC double glazed windows to the side, spotlights, engineered oak flooring with underfloor heating and a set of anthracite double glazed sliding doors to the balcony. Decorative glass fronted fireplace and full chimney.

BALCONY
15'7" x 5'7" (4.76m x 1.71m)
Made-to-measure electric roller blinds for the balcony doors, spotlights, glass balustrade with far reaching views of Emley Moor and rural areas and Indian stone flooring.

BEDROOM FOUR
9'7" x 20'9" (max) x 12'11" (min) (2.93m x 6.35m (max) x 3.95m (min))
UPVC double glazed window to the side, anthracite French doors with Juliet balcony and glass balustrade with stunning far reaching views. Electric roller blinds, engineered oak flooring with underfloor heating and fitted wardrobes with sliding mirrored doors. Door to the Jack and Jill bathroom.

JACK & JILL BATHROOM/W.C.
6'2" x 13'9" (max) x 9'6" (min) (1.88m x 4.20m (max) x 2.90m (min))
Frosted UPVC double glazed window to the rear, spotlights, extractor fan, chrome ladder style radiator and underfloor heating. Low flush w.c, gloss wash basin built into a storage unit with mixer tap, tiled-in bath with mixer tap and shower head attachment. Separate shower cubicle with mains-fed overhead shower and glass screen. Wet room style tiled floor with underfloor heating and heated anti-steam mirrors.

BEDROOM FIVE
9'7" x 12'0" (max) x 10'10" (min) (2.93m x 3.67m (max) x 3.32m (min))
Spotlights, UPVC double glazed window to the side, engineered oak flooring with underfloor heating and fitted wardrobes with sliding mirrored doors.

GARAGE
18'8" x 14'7" (5.70m x 4.45m)
Outside electric roller door, power and light. Hot and cold taps, EV charging point and UPVC double glazed window to the side.

LOWER GROUND FLOOR HALLWAY
11'6" x 7'7" (max) x 4'8" (min) (3.51m x 2.32m (max) x 1.44m (min))
Spotlights, underfloor heating with polished porcelain tiles. Doors to the utility, dining/family room, cloakroom and pantry.

PANTRY
6'10" x 2'7" (2.10m x 0.80m)
Fitted storage cupboards and shelving.

CLOAKROOM
3'5" x 4'3" (1.05m x 1.30m)
Underfloor heating, porcelain tiles and door to downstairs w.c.

W.C.
3'11" x 4'3" (1.20m x 1.30m)
Extractor fan, spotlights, underfloor heating, porcelain tiles, low flush w.c. and glass wash basin built into storage with mixer tap. Partially tiled.

UTILITY
9'6" x 7'8" (max) x 5'3" (min) (2.92m x 2.34m (max) x 1.62m (min))
Frosted UPVC double glazed door to the side and window to the side. Spotlights, double doors to boiler cupboard, underfloor heating, porcelain tiled flooring, modern base units with quartz work surface, inset stainless steel sink with mixer tap and drainer, integrated under counter fridge, plumbing for washing machine and tumble dryer.

BOILER CUPBOARD
2'1" x 5'10" (0.65m x 1.80m)
Houses the Worcester combi boiler, secondary water tank, spotlighting and electric/Internet systems.

DINING/FAMILY ROOM
15'10" x 15'1" (4.85m x 4.62m)
An opening to kitchen breakfast room. UPVC double glazed window to the side, anthracite sliding doors to rear patio providing indoor/outdoor living. Polished porcelain tiled floor with underfloor heating and spotlights.

KITCHEN/BREAKFAST ROOM
9'8" x 21'1" (2.95m x 6.45m)
Modern wall and base units with quartz work surfaces, quartz central island with breakfast bar, five ring induction hob with extractor hood, twin inset stainless steel sinks, integrated appliances including wine cooler, two ovens, microwave oven, steam oven, fridge/freezer and Bosch dishwasher. Spotlights, UPVC double glazed window to the side and anthracite UPVC French doors to the rear garden. Underfloor heating with polished porcelain tiles.

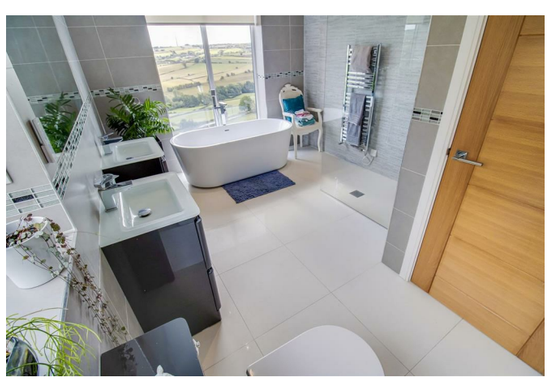
FIRST FLOOR LANDING
19'8" x 7'7" (max) x 3'0" (min) (6.00m x 2.32m (max) x 0.92m (min))
Vaulted ceiling with exposed beams and electric skylights. Central heating radiator, engineered oak flooring, UPVC window to the front. Doors to storage cupboards, three bedrooms and shower room.

SHOWER ROOM/W.C.
7'6" x 5'9" (2.31m x 1.77m)
Frosted UPVC window to the rear, Velux skylight, spotlights, extractor fan, electric underfloor heating and chrome ladder radiator. Concealed cistern w.c., gloss wash basin built into vanity with mixer tap, mains-fed shower with over head attachment, glass screen, full tiling and tiled floor. Heated anti-steam mirror.

BEDROOM ONE
20'5" x 14'5" (max) x 3'6" (min) (6.24m x 4.40m (max) x 1.08m (min))
Two UPVC double glazed windows to the side, central heating radiator and spotlights. Aluminium sliding doors to upper balcony, access to dressing room and door to ensuite bathroom.

DRESSING ROOM
9'7" x 7'11" (max) x 5'11" (min) (2.93m x 2.42m (max) x 1.81m (min))
Loft access, spotlights and central heating radiator.

EN SUITE BATHROOM/W.C.
12'7" x 9'6" (max) x 5'4" (min) (3.86m x 2.90m (max) x 1.63m (min))
UPVC window with far reaching rural views and a frosted UPVC window to the side. Extractor fan, spotlights, chrome radiator, electric roller blind, and electric underfloor heating. Concealed cistern w.c., his and hers glass wash basins built into storage, freestanding bath with mixer tap and shower attachment and a separate shower cubicle with mains-fed shower and glass screen. Fully tiled and heated anti-steam mirror.



BEDROOM TWO
15'5" x 14'3" (max) x 12'4" (min) (4.71m x 4.36m (max) x 3.77m (min))
Two UPVC double glazed windows to the front and side, central heating radiator, spotlighting and fitted wardrobes with sliding mirrored doors.

BEDROOM THREE
14'4" x 12'1" (max) x 5'7" (min) (4.37m x 3.70m (max) x 1.72m (min))
Loft access, UPVC window to the side, spotlights, central heating radiator and fitted wardrobes with sliding mirrored doors.

OUTSIDE
To the front is an electric roller gate to a tarmac driveway for up to five vehicles, leading to integral garage with electric door. To the side Indian stone steps leading to tiered rear garden with upper tier with Indian stone patio and glass balustrade with far reaching views to Emley Moor. The lower tier with lawn, additional patio and planted beds with railway sleeper borders. The rear garden is fully enclosed by timber fencing, ideal for pets and children.

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

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.