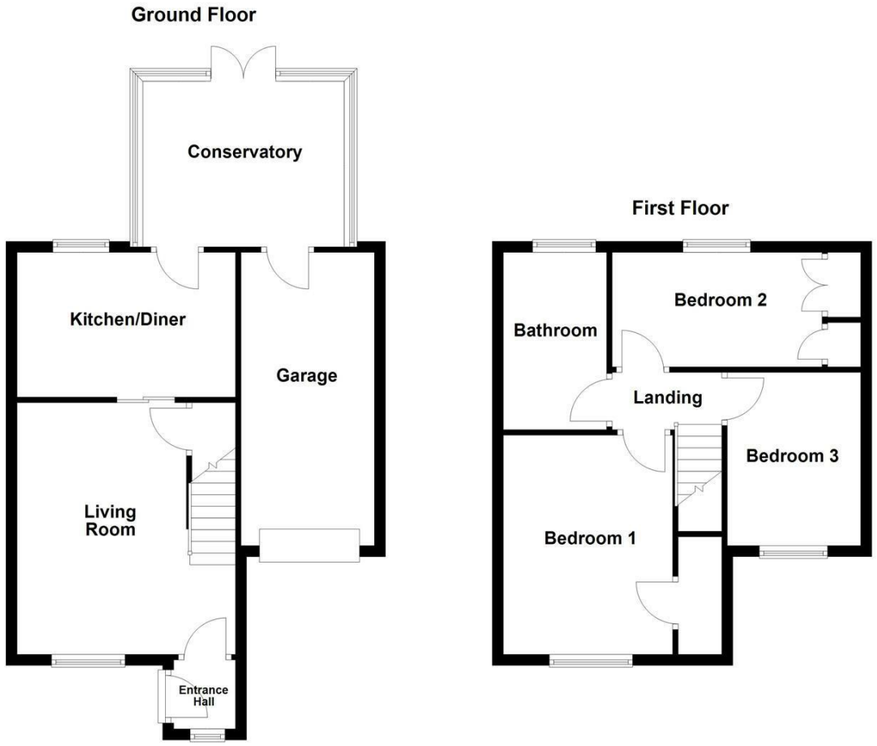


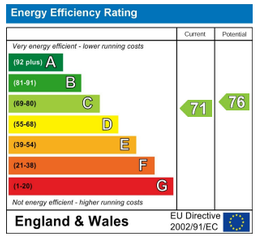


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 4 Broad Way Court, Thornhill, Dewsbury, WF12 0QW

## For Sale Freehold £190,000

Situated in the popular Thornhill area of Dewsbury is this deceptively spacious three bedroom townhouse. Offering generous reception space, off road parking and an enclosed garden, this property is sure to appeal to a range of buyers and must be viewed to be fully appreciated.

The property briefly comprises an entrance hall which leads through to the living room, where there is access to the first floor via stairs and a useful under stairs storage cupboard. A door leads through to the kitchen diner, which in turn opens into the conservatory. The conservatory provides access to both the rear garden and the integral garage. To the first floor landing there are doors leading to three bedrooms and the house bathroom. Bedroom one benefits from a storage cupboard as well as loft access, while bedroom two features two additional built in storage cupboards. Externally, to the front of the property there is a low maintenance pebbled garden with a paved pathway leading to the front entrance door. A paved and pebbled driveway provides off road parking for one vehicle and leads to the single integral garage, which benefits from an up and over door, power and lighting. The front garden is enclosed by walls with both single and double iron gates providing access. To the rear, the garden is designed for low maintenance and is mainly paved, creating an ideal space for outdoor dining and entertaining. There are raised planted beds with a variety of mature shrubs and flowers, and the garden is fully enclosed by walling and fencing, making it ideal for both pets and children.

Thornhill is a highly convenient location and appeals to a wide range of buyers, including first-time buyers, growing families and professional couples. The area benefits from a selection of local shops and well-regarded schools within walking distance, along with a wider range of amenities available in Dewsbury town centre. Regular bus routes run nearby, and Dewsbury also benefits from its own train station offering connections to larger cities including Leeds, Manchester and York. For those commuting further afield, both the M62 and M1 motorway networks are within easy driving distance.

Only a full internal inspection will truly reveal everything this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### GARAGE
7'10" x 17'4" (2.40m x 5.30m)
The garage benefits from an up and over door, power and lighting, plumbing for a washer and houses the Vaillant combi boiler. There is also a UPVC double glazed access door leading to the conservatory.

### ENTRANCE HALL
4'1" x 3'7" (1.25m x 1.11m)
A composite entrance door with frosted and stained glass panels provides access into the hallway. The space features a central heating radiator, a UPVC double glazed window to the front elevation, and a door leading through to the living room.

### LIVING ROOM
12'11" x 14'11" (max) x 9'6" (min) (3.95m x 4.55m (max) x 2.92m (min))
A spacious reception room with a UPVC double glazed window to the front aspect and a central heating radiator. Stairs rise to the first floor landing and there is a door leading through to the kitchen diner. The room also features a decorative fireplace with a marble hearth and surround, complemented by a wooden mantel.

### KITCHEN DINER
12'11" x 8'8" (3.95m x 2.65m )
Fitted with a range of modern wall and base units with work surfaces over. Features include a stainless steel sink with mixer tap, laminate splashbacks with a partial glass splashback above the hob, and a Zanussi induction hob with stainless steel extractor hood above. There is an integrated Zanussi oven, integrated slimline Zanussi dishwasher, and integrated undercounter fridge and freezer. Additional features include spotlighting to the ceiling, a central heating radiator, a breakfast bar with work surface over, a UPVC double glazed window to the rear, and a UPVC double glazed door leading into the conservatory.

### CONSERVATORY
12'0" x 9'10" (3.68m x 3.0m)
A bright addition to the home surrounded by UPVC double glazed windows, with UPVC double glazed French doors opening out to the rear garden, a further UPVC double glazed door providing access to the garage and underfloor heating in the conservatory.

### FIRST FLOOR LANDING
Provides access to three bedrooms and the house bathroom.

### BEDROOM ONE
9'10" x 13'0" (3.0m x 3.97m)
A generous double bedroom with a UPVC double glazed window to the front elevation and a central heating radiator. There is also access to the loft and a useful over-stairs storage cupboard.

### BEDROOM TWO
7'7" x 11'1" (2.32m x 3.38m)
Featuring a UPVC double glazed window to the rear aspect and a central heating radiator. The room also benefits from built-in storage, including a bulkhead storage cupboard and an additional double door storage cupboard.

### BEDROOM THREE
7'8" x 7'8" (2.34m x 2.35m)
A well proportioned third bedroom with a UPVC double glazed window to the front and a central heating radiator.

### BATHROOM
6'6" x 10'8" (2.0m x 3.26m)
Fitted with a modern suite comprising a concealed system WC and ceramic wash basin set within a vanity storage unit with mixer tap. There is a corner bath with mixer tap and shower attachment, along with a separate shower cubicle featuring a mains-fed overhead shower and additional handheld attachment with glass shower screen. Additional features include spotlighting to the ceiling, an extractor fan, a chrome ladder style heated towel radiator, a further central heating radiator, a UPVC double glazed window to the rear, and full tiling throughout.

### OUTSIDE
To the front of the property is a low maintenance garden which is mainly pebbled with a pathway leading to the front entrance door. There is also a pebbled and paved driveway providing off road parking for one vehicle, leading to the single integral garage. The front garden is enclosed by walls with both single and double iron gates providing access. The rear garden is also designed for low maintenance and is mainly paved, providing an ideal space for outdoor dining and entertaining. There is a raised planted bed with mature shrubs and flowers, and the garden is fully enclosed by walling and fencing, making it ideal for pets and children.

### 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.

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

### VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.