



WAKEFIELD  
01924 291 294

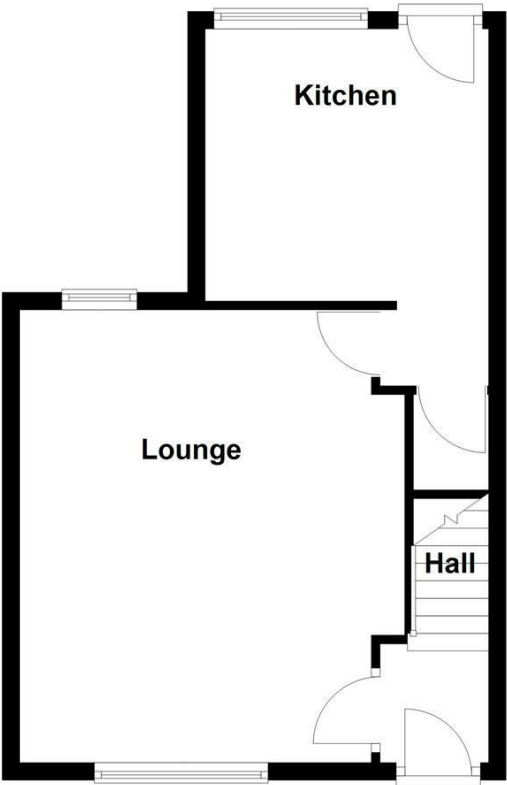
OSSETT  
01924 266 555

HORBURY  
01924 260 022

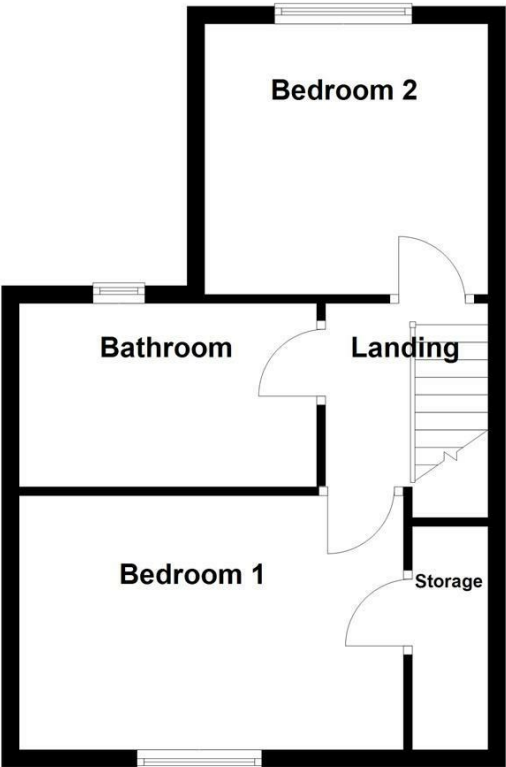
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**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.



**115 Combs Road, Thornhill, Dewsbury, WF12 0LD**  
**For Sale Freehold Offers In The Region Of £150,000**

Situated in the popular village of Thornhill, this well presented two bedroom mid terrace property offers excellent accommodation and attractive outlooks. The property benefits from tiered rear gardens and far reaching countryside views to the front.

Internally, the accommodation briefly comprises an entrance hall, a comfortable lounge, a fitted kitchen and a useful cellar providing additional storage. To the first floor are two well proportioned double bedrooms and a modern four piece family bathroom. Externally, the property enjoys gardens to the rear as well as to the front, along with on street parking. Conveniently located close to local shops and amenities, and within easy driving distance of surrounding towns, the property represents an ideal first-time purchase or investment opportunity.

Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.





## ACCOMMODATION

### ENTRANCE HALL

UPVC front door into the hallway, central heating radiator and a staircase rising to the first floor landing. A door leads through to the lounge.

### LOUNGE

14'4" x 17'0" [4.39m x 5.20m]

UPVC double glazed windows to the front and rear, central heating radiator, a feature fireplace with wooden surround. A door provides access to the kitchen, along with a further door leading down to the cellar.



### KITCHEN

10'6" x 10'2" [3.22m x 3.11m]

UPVC double glazed window and door to the rear, central heating radiator. A range of wall and base units providing ample storage, laminate worktops, and space for an electric cooker, stainless steel sink with splashbacks, washing machine, and fridge freezer.

### FIRST FLOOR LANDING

Providing access to two bedrooms and the family bathroom.

### BEDROOM ONE

14'3" x 9'7" [4.36m x 2.93m]

UPVC double glazed window to the front, enjoying far reaching views across the surrounding countryside. The room includes a central heating radiator and a built in storage cupboard over the stairs.



### BEDROOM TWO

10'5" x 10'1" [3.20m x 3.09m]

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



### BATHROOM

11'1" x 6'9" [3.40m x 2.07m]

Frosted UPVC double glazed window to the rear, partially tiled and central heating radiator. The bathroom is fitted with a four piece suite comprising a corner double shower cubicle with glass enclosure and wall mounted shower, bath, low flush W.C., and wash hand basin with mixer tap.



## OUTSIDE

To the front is a low maintenance pebble garden with steps leading up to the property. The property benefits from a split level rear garden with steps leading up the side, pebble borders and shrubbery, a paved patio area, and rear access. Additionally, the rear access road offers potential for parking, as has been achieved by neighbouring properties.



## 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.

## 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.