

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



75 High Street, Thornhill, Dewsbury, WF12 0PS

For Sale Freehold £375,000

A fantastic opportunity to purchase this three double bedroom detached family home enjoying substantial panoramic views towards Emley Moor Mast with spacious accommodation spread over three levels.

The property briefly comprises porch leading into the entrance hall, bedroom three, bathroom/w.c. and kitchen/diner. The first floor landing leads to bedroom two and living room. Further stairs provide access to bedroom one located on the second floor boasting walk in wardrobe and en suite shower room/w.c. Outside at the front of the property, a Yorkshire stone step leads to the side door, with a shared driveway offering off road parking and a low maintenance Indian stone patio with raised borders. The side garden features a two-tiered paved patio, perfect for entertaining, with steps leading to another patio area with two timber sheds, a timber deck with storage, and a water feature, all enjoying stunning valley views toward Emley Moor Mast.

The property is situated close to local amenities and schools and has fantastic motorway links, perfect for those looking to commute further afield and main bus routes running to and from Wakefield, Huddersfield and surrounding towns.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

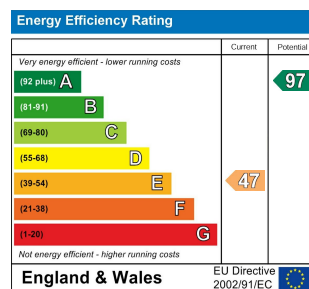
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



ACCOMMODATION

PORCH

8'4" x 3'4" [2.56m x 1.02m]
Solid wooden front entrance door, fully tiled floor, UPVC double glazed window overlooking the front aspect, double doored fitted cloakroom cupboard and solid wooden door leading into the entrance hall.

ENTRANCE HALL

Fully tiled floor, fixed shelving to the wall, staircase leading to the first floor landing, central heating radiator and doors to bedroom three, bathroom and kitchen/diner.

BEDROOM THREE

11'0" x 14'9" [3.36m x 4.50m]
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling, ceiling rose, fully tiled floor and fixed shelving.

BATHROOM/W.C.

11'7" [max] x 6'0" [min] x 6'1" [3.55m [max] x 1.85m [min] x 1.86m]
Three piece suite comprising wall hung wash basin with chrome mixer tap, concealed cistern low flush w.c. and L-shaped panelled bath with mixer tap and mixer shower over. Vanity mirror with built in light, ladder style radiator, part tiled walls, dado rail, inset spotlights and UPVC double glazed frosted window overlooking the rear aspect. Double doored understairs storage cupboard with space and plumbing for a washing machine.



KITCHEN/DINER

9'6" x 16'1" [2.92m x 4.91m]
Range of wall and base units with solid wooden work surface over and tiled splash back, double ceramic belfast sink with mixer tap, integrated oven with four ring gas hob and cooker hood over. Space for a fridge/freezer and integrated dishwasher. Dual aspect windows with stunning views towards Emley Moor Mast with UPVC double glazed windows to the front and side. Set of UPVC double glazed French doors to the patio area. Fully tiled floor with underfloor heating.



FIRST FLOOR LANDING

Doors to bedroom two and the living room.

BEDROOM TWO

9'8" x 16'1" [2.97m x 4.91m]
UPVC double glazed windows to the side and front enjoying the stunning valley views, central heating radiator, coving to the ceiling and two ceiling roses.

LIVING ROOM

15'5" [min] x 18'1" [max] x 14'9" [4.70m [min] x 5.52m [max] x 4.52m]
Coving to the ceiling, ceiling rose, two UPVC double glazed windows overlooking the front elevation, two central heating radiators and open grate fire on a tiled hearth with cast iron detailing and solid wooden decorative surround. Door housing a staircase leading to bedroom one.



BEDROOM ONE

13'7" x 14'10" [4.16m x 4.53m]
Two UPVC double glazed windows overlooking the front elevation and a set of UPVC double glazed French doors to the side aspect overlooking the impressive valley views beyond, laminate flooring, exposed wooden A frame with wooden beams on show, two central heating radiators and doors providing access into a walk in wardrobe and en suite shower room.



WALK IN WARDROBE

6'6" x 4'3" [2.0m x 1.30m]
Laminate flooring, loft access, central heating radiator, light within, fixed wardrobe rails and shelving.

EN SUITE SHOWER ROOM/W.C.

7'9" x 4'3" [2.38m x 1.30m]
Modern three piece suite comprising enclosed shower cubicle with mixer shower, concealed cistern low flush w.c. and vanity wash basin with mixer tap. Fully tiled walls, coving to the ceiling, extractor fan, storage cupboard, timber double glazed velux window providing a wealth of natural light and chrome ladder style radiator.



OUTSIDE

To the front of the property is a Yorkshire stone step leading to the side door. There is a

shared access driveway providing off road parking for one vehicle and low maintenance Indian stone front patio area with raised planted borders and timber gate providing access into the side garden where there is a paved patio area, perfect for entertaining and dining purposes, tiered into two sections with steps leading to a further paved patio area with two timber sheds. There is a timber patio area with timber store and water feature. The property enjoys stunning valley views to Emley Moor Mast.



PLEASE NOTE

There is potential to purchase further land with the property to extend the garden, please contact the office for more details.

COUNCIL TAX BAND

The council tax band for this property is D.

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.