



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

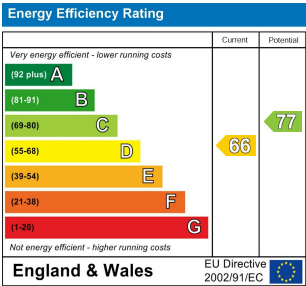


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 2 Bullfields Close, Thornhill, Dewsbury, WF12 0JH

### For Sale Freehold £367,000

Occupying a cul de sac position and enjoying far reaching views towards Thornhill is this well presented four bedroom detached family home, benefitting from driveway parking, a garage and enclosed rear gardens.

The accommodation briefly comprises an entrance porch leading into the hallway with access to a downstairs WC, spacious lounge, separate dining room and a well appointed dining kitchen with adjoining utility room. To the first floor, the landing provides access to four bedrooms, with the principal bedroom benefitting from en suite shower facilities, together with a family bathroom. Externally, the property offers driveway parking to the front, while to the rear there are low maintenance patio areas and gardens that take full advantage of the elevated position and open views towards Thornhill.

The property is well placed for local amenities including shops and schools, and is within easy reach of surrounding towns and cities, making it ideal for commuters.

Ready to move into, this would make an excellent family home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Front entrance door leading into the porch with central heating radiator and UPVC double glazed window to the side.

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing, access to the downstairs W.C. and doors leading to the lounge and kitchen.

LOUNGE

14'11" x 11'10" (4.57m x 3.63m)

UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, double doors leading through to the dining room and feature fireplace with surround.



DINING ROOM

7'7" x 10'1" (2.32m x 3.08m)

UPVC double glazed French doors leading out to the rear garden, carpeted flooring, central heating radiator and door through to the kitchen.



KITCHEN

16'8" x 9'10" (5.10m x 3.02m)

UPVC double glazed window and door to the rear elevation leading out to the garden, central heating radiator and fitted kitchen with a range of wall and base units. Integrated hob, oven and cooker hood, stainless steel sink and drainer, integrated dishwasher and ample storage.

UTILITY

7'8" x 4'4" (2.35m x 1.34m )

UPVC double glazed window to the rear, space for a fridge freezer and additional storage.

W.C.

4'7" x 4'3" (1.42m x 1.32m)

Frosted UPVC double glazed window to the front elevation, low flush W.C., wash basin with mixer tap and central heating radiator.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

15'8" x 9'6" (4.78m x 2.90m)

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring. Door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.

3'4" x 9'6" (1.04m x 2.90m)

UPVC double glazed window to the rear elevation, central heating radiator, built-in shower unit and storage cupboard.

BEDROOM TWO

13'0" x 11'11" (3.97m x 3.65m)

UPVC double glazed window to the front elevation, fitted wardrobes, central heating radiator and carpeted flooring.



BEDROOM THREE

10'11" x 9'10" (3.34m x 3.01m)

UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and built-in wardrobes.

BEDROOM FOUR

8'11" x 11'11" (2.73m x 3.65m)

Currently used as a home office. UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and built-in storage cupboard with sliding mirrored doors.

BATHROOM/W.C.

10'4" x 5'10" (3.17m x 1.79m)

Frosted UPVC double glazed window to the rear elevation, modern three piece suite comprising panelled bath with wall mounted shower over, wash basin with mixer tap and low flush W.C. Fully tiled walls, spotlights to the ceiling and chrome heated towel radiator.



OUTSIDE

To the front, there is a low maintenance lawned garden with driveway providing off road parking for two vehicles and access to an attached garage. To the rear, the garden incorporates a flagged patio area, lawn with planted borders and an additional artificial lawn area, offering a versatile outdoor space.



COUNCIL TAX BAND

The council tax band for this property is E.

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.