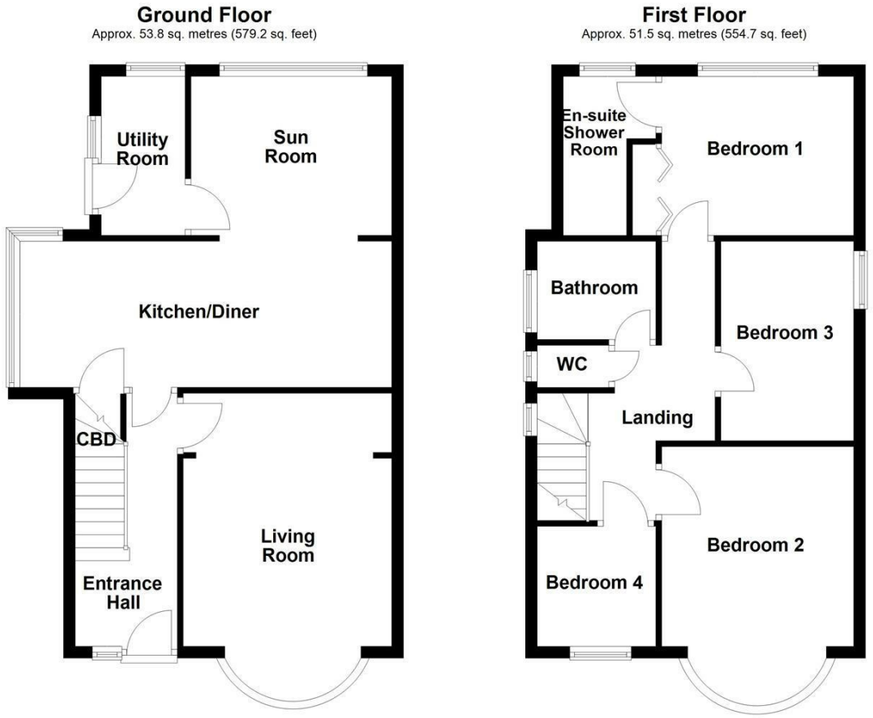


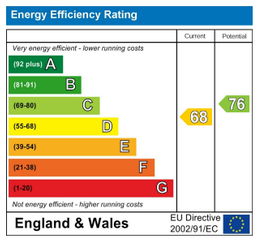
Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

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

35 Glebe Gate, Dewsbury, WF12 0JX

For Sale Freehold £350,000

A fantastic opportunity to purchase this four bedroom detached family home, benefiting from ample off road parking, a beautifully landscaped rear garden featuring an L shaped Indian stone paved patio, attractive two tier lawned gardens with manicured planted borders, two allotment style beds, and timber fencing enclosing the rear.

The property is accessed via the entrance hall, leading to a spacious living room and a modern, well appointed kitchen diner with a feature opening into the sunroom. There is also access to the utility room, as well as useful understairs storage, completing the ground floor accommodation. To the first floor landing, there are four bedrooms, a house bathroom, and a separate WC. Bedroom one benefits from built in double wardrobes and its own en suite shower room.

The property is ideally situated close to the local primary and high schools, within a sought after area of Thornhill, convenient for Dewsbury town centre, Wakefield city centre, and nearby motorway links including the M1.

An internal viewing is highly recommended to fully appreciate the size, quality, and excellent location of this superb family home. The garage also benefits from power and lighting.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall, having a UPVC double glazed frosted panel window to the front aspect with a matching frosted glazed panel above the door. There is a central heating radiator, picture rail, and a staircase with solid oak handrails and spindles leading to the first floor landing, with doors providing access to the living room and kitchen diner. A further central heating radiator is also located within the entrance hall.

LIVING ROOM
11'8" x 18'0" (max) x 14'11" (min) (3.56m x 5.50m (max) x 4.56m (min))
Featuring a gas fire set upon a slate hearth with matching inset and wooden decorative surround. There is a walk in UPVC double glazed bowed bay window overlooking the front aspect, two central heating radiators, and coving to the ceiling.

KITCHEN/DINER
8'2" x 20'8" (2.49m x 6.31m)
Fitted with a range of wall and base high gloss units incorporating laminate work surfaces with matching upstands and tiled splashbacks. There is a 1½ bowl sink and drainer with mixer tap, integrated full size Zanussi dishwasher, space for a large freestanding fridge freezer, and space for a freestanding oven with grill, glass splashback, and cooker hood above with glass surround. Additional features include inset spotlights to the ceiling, an L shaped UPVC double glazed window to the side aspect, feature archway opening into the sunroom, coving to the ceiling, laminate flooring, kick heater, under cupboard lighting, and a door leading to the understairs storage cupboard with fitted shelving and lighting.

SUN ROOM
8'10" x 11'5" (2.70m x 3.49m)
Having a UPVC double glazed window to the rear aspect, central heating radiator, laminate flooring, and door leading into the utility room.

UTILITY ROOM
4'9" x 8'11" (1.45m x 2.72m)
With laminate work surface incorporating plumbing for a washing machine and space beneath the counter, together with further space for a tumble dryer. A composite rear entrance door leads out to the rear garden, with a UPVC double glazed window to the rear aspect and a UPVC double glazed frosted window to the side aspect, creating a dual aspect room. There is a central heating radiator, and one of the cupboards houses the boiler.

FIRST FLOOR LANDING
The first floor landing has loft access, a UPVC double glazed frosted window to the side elevation, and six doors leading off to the four bedrooms, house bathroom, and separate WC.

BEDROOM ONE
10'10" x 9'6" (3.31m x 2.92m)
Having a UPVC double glazed window overlooking the rear elevation, central heating radiator, built-in double wardrobe with bi-folding doors, and door leading into the en suite shower room.

EN SUITE SHOWER ROOM
8'7" x 5'6" (max) x 3'7" (min) (2.64m x 1.70m (max) x 1.10m (min))
Comprising a three piece suite consisting of low flush WC, pedestal wash basin with mixer tap, and enclosed shower cubicle with sliding glass door and mixer shower within. Fully tiled walls to the shower area, tiled flooring, central heating radiator, UPVC double glazed frosted window to the rear elevation, and wall mounted electric heater.

BEDROOM TWO
11'4" x 14'4" (max) x 10'7" (min) (3.47m x 4.39m (max) x 3.24m (min))
Having a UPVC double glazed bowed bay window overlooking the front elevation and central heating radiator.

BEDROOM THREE
7'5" x 11'1" (2.28m x 3.40m)
With coving to the ceiling, central heating radiator, and UPVC double glazed window overlooking the side elevation.

BEDROOM FOUR
6'10" x 7'0" (2.10m x 2.14m)
Having a UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM
5'5" x 6'11" (1.66m x 2.12m)
Comprising a two piece suite with panelled bath having mixer tap, glazed shower screen, rain shower head and handheld attachment. There is a wash basin with twin taps set into a resin topped vanity work surface with high gloss storage cupboards beneath, chrome handles, automatic extractor fan, part tiled walls, UPVC double glazed frosted window to the side elevation, and central heating radiator.

SEPARATE W.C.
2'5" x 4'2" (0.75m x 1.28m)
Fitted with a low flush WC and UPVC double glazed frosted window to the side elevation.

OUTSIDE
To the front, a large tarmac driveway provides ample off road parking for several vehicles, with planted borders to either side. Externally, to the rear is a large L shaped Indian stone paved patio area, ideal for outdoor dining and entertaining, overlooking an attractive lawned garden with solid railway sleeper edged borders. There is a manicured planted border to the right hand side, with steps leading to a second tiered lawned garden featuring two allotment style beds, hedging to the rear boundary, and timber panel fencing to two sides. To the left hand side is a brick built outhouse with door providing useful storage. A timber gate gives access to the driveway and attached single garage, having double doors to the rear and an electric roller door to the front.

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.

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.