Richard Kendall Estate Agent

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24 Glebe Gate, Thornhill, Dewsbury, WF12 0JX

For Sale Freehold £209,950

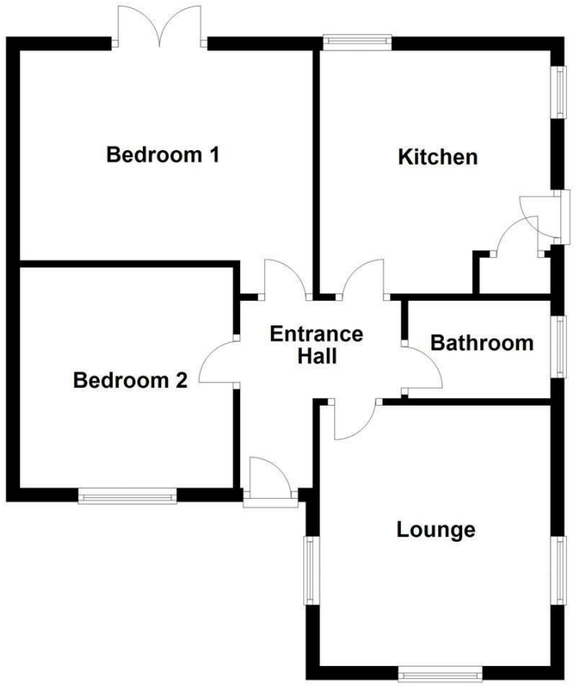
Situated in a popular part of Dewsbury is this well maintained and spacious two bedroom detached bungalow benefitting from a good sized plot with potential to extend, subject to consent.

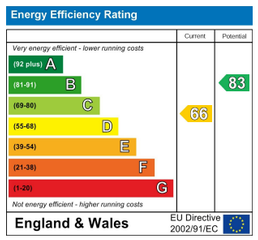
With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, lounge, kitchen, two bedrooms and the bathroom/w.c. Outside there is an attractive garden to the front and rear with driveway to the side providing ample off street parking leading to two detached garages.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the couple or those looking to downsize and an early viewing comes highly recommended.

Ground 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.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, radiator, loft access and doors to the kitchen, lounge, two bedrooms and the bathroom.

LOUNGE

10'4" x 12'4" (3.16m x 3.77m)

UPVC double glazed windows to the front and sides, radiator and gas fire with tiled back, hearth and wood surround.

BATHROOM/W.C.

7'7" x 5'1" (2.32m x 1.55m)

Low flush w.c., pedestal wash basin, panelled bath with mixer shower over, fully tiled walls and floor. Radiator and UPVC double glazed frosted window to the side.

BEDROOM ONE

11'5" (max) x 9'7" (min) x 13'10" (3.50m (max) x 2.93m (min) x 4.24m)

UPVC double glazed French doors to the rear and radiator.

BEDROOM TWO

10'4" x 10'5" (3.17m x 3.18m)

UPVC double glazed window to the front, radiator and coving to the ceiling.

KITCHEN

10'10" x 10'2" (min) x 11'6" (max) (3.32m x 3.10m (min) x 3.52m (max))

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space for a cooker, space for a fridge and freezer. Plumbing for a washing machine, space for a dishwasher, UPVC double glazed windows to the rear and side. Tiled splash back, radiator, creel and UPVC side door. Door to the pantry where the boiler is housed.

OUTSIDE

Lawned garden to the front with plants and shrubs. There is a tarmacadam driveway to the side providing off street parking leading to two detached garage (one with swing doors and one with up and over door). Lawned garden to the rear incorporating flagged patio and further pebbled driveway off street parking.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.