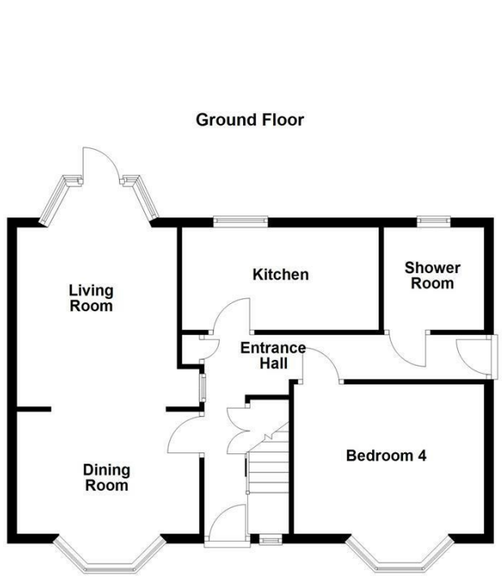
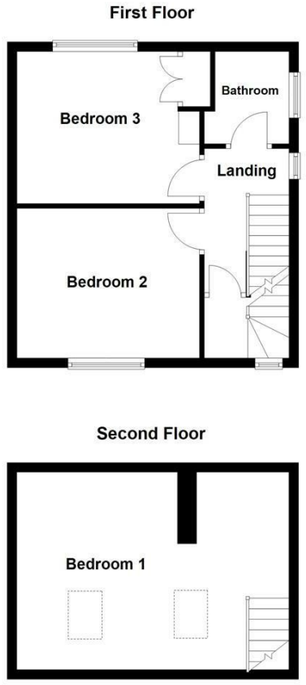


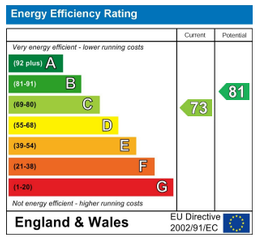


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages
Richard Kendall Conveyancing
Zoopla.co.uk
rightmove
arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE

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

78 Edge Avenue, Dewsbury, WF12 0EN

For Sale Freehold £279,950

Situated in the sought after Thornhill area of Dewsbury is this extended and superbly presented four bedroom semi detached family home. Offering spacious and versatile accommodation throughout, the property boasts four generous double bedrooms, multiple reception rooms and attractive gardens to the front, side and rear, making it an ideal home for growing families.

The accommodation briefly comprises an entrance hall with staircase access to the first floor, together with a range of useful fitted and understairs storage cupboards. The entrance hall provides access to the dining room, kitchen, ground floor bedroom and shower room, as well as a side entrance door. The dining room leads through to the spacious living room, which enjoys views over and access to the rear garden. To the first floor, the landing provides access to two bedrooms and the family bathroom, whilst a further staircase leads to the second floor where the principal bedroom is located. This impressive room benefits from Velux roof windows and enjoys far reaching views towards Emley Moor. Externally, the front of the property features a tarmac driveway providing off road parking for at least three vehicles, together with gated access to the side garden. The side garden is attractively landscaped with gravelled areas, mature shrubs and flowering borders, enclosed by timber fencing. To the rear is a pleasant garden incorporating a lawned area, raised stone paved patio and further paved seating areas, ideal for outdoor dining and entertaining. The garden also benefits from established planting, decorative bark borders and space for a garden shed, whilst being fully enclosed and suitable for both children and pets.

Thornhill remains a highly popular residential location, particularly with families, offering excellent access to local shops, schools and everyday amenities. A wider range of facilities can be found in nearby Dewsbury, Ossett and Wakefield. Regular bus routes operate nearby, whilst Dewsbury railway station provides direct links to major towns and cities. The M1 and M62 motorway networks are also within easy reach, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the space, flexibility and quality this impressive family home has to offer. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

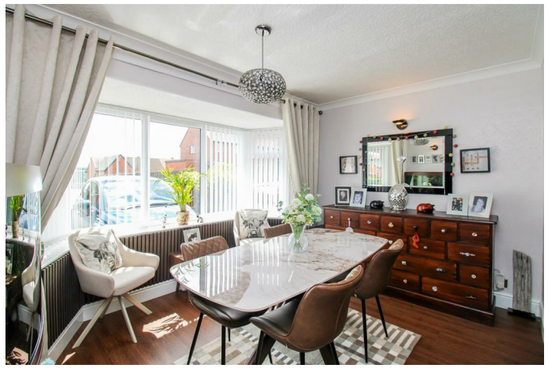
ENTRANCE HALL
13'4" x 19'2" (4.08m x 5.85m)
Accessed via a frosted UPVC double glazed front entrance door. UPVC double glazed window to the front elevation, central heating radiator, staircase leading to the first floor landing with understairs storage, further frosted UPVC double glazed side entrance door, spotlights to the ceiling and timber framed internal window looking into the living room. Doors provide access to the dining room, kitchen, bedroom four and downstairs shower room.

KITCHEN
13'6" x 7'1" (4.12m x 2.16m)
Fitted with a range of modern shaker style wall and base units with work surfaces over, composite 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with glass splashback and extractor hood above, integrated oven, integrated dishwasher and space and plumbing for a washing machine and tumble dryer. Space for a fridge freezer, spotlights to the ceiling and UPVC double glazed window to the rear elevation.

SHOWER ROOM/W.C.
6'9" x 6'11" (2.08m x 2.13m)
Comprising a shower cubicle with electric shower and glass screen, low flush WC and wash basin set within a floating vanity unit with storage beneath and mixer tap. Frosted UPVC double glazed window to the rear elevation, chrome ladder style heated towel radiator, spotlights to the ceiling, extractor fan and full wall tiling.

BEDROOM FOUR
11'10" x 12'7" (3.62m x 3.85m)
UPVC double glazed bay window to the front elevation, spotlights to the ceiling and central heating radiator.

DINING ROOM
10'0" x 12'6" (3.06m x 3.82m)
UPVC double glazed bay window to the front elevation, coving to the ceiling and opening through to the living room.



LIVING ROOM
14'3" x 12'7" (4.35m x 3.85m)
UPVC double glazed bay window and door to the rear garden, coving to the ceiling and column style central heating radiator.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, partial spotlights to the ceiling and doors leading to the inner hallway, bedrooms two and three, and the house bathroom.

BEDROOM TWO
10'7" x 12'2" (3.23m x 3.72m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
10'4" x 12'4" (3.15m x 3.76m)
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobe style storage cupboard.

BATHROOM/W.C.
6'6" x 6'2" (2.0m x 1.88m)
Fitted with a low flush WC, vanity wash basin with mixer tap and storage beneath, and a panelled bath with mixer tap and electric shower attachment with glass screen. Frosted UPVC double glazed window to the side elevation, chrome ladder style heated towel radiator and full wall tiling.

INNER HALLWAY
6'5" x 4'1" (1.96m x 1.26m)
UPVC double glazed window to the front elevation, spotlights to the ceiling and staircase leading to bedroom one.

BEDROOM ONE
19'0" x 13'6" (5.8m x 4.12m)
A spacious loft conversion featuring exposed beams, two Velux skylights, spotlights to the ceiling and central heating radiator. The Velux windows enjoy far reaching views towards Emley Moor.

OUTSIDE
To the front, the property benefits from a tarmac driveway providing off road parking for at least three vehicles and leading to the front entrance door. A timber gate provides access to the side garden, which incorporates pebbled beds with mature shrubs and timber fencing. Occupying a generous corner plot, the rear garden features lawned areas, planted beds with mature trees, shrubs and decorative wood chippings, together with both paved and stone flagged patio areas ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing.

VIEW TO THE FRONT

COUNCIL TAX BAND
The council tax band for this property is A.

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.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.