15 Highfield Mount, Dewsbury

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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
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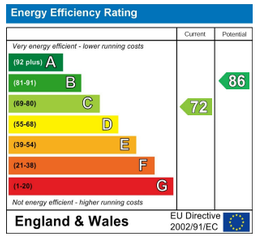
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*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

# 15 Highfield Mount, Thornhill, Dewsbury, WF12 0QU

## For Sale Freehold £265,000

A fantastic opportunity to acquire this beautifully presented two bedroom semi detached true bungalow boasting a stylish open plan kitchen/diner, ample driveway parking and a generously sized, landscaped rear garden.

The accommodation briefly comprises: welcoming entrance hall, two well proportioned bedrooms, contemporary shower room, spacious living room and open plan kitchen/diner fitted with a range of modern units, leading through to a bright sun room. Externally, the property enjoys an attractive lawned garden to the front with a driveway extending to the side, providing ample off road parking and access to a detached garage, currently utilised as a summerhouse. To the rear, a larger than average landscaped garden offers a variety of spaces including a paved patio ideal for al fresco dining, timber decked seating area with shed, well maintained lawn, and a substantial timber workshop.

Occupying a desirable position within Thornhill, the property is well placed for a range of local amenities including shops and schools, with excellent access to the motorway network for those commuting further afield.

A full internal inspection is essential to truly appreciate the quality and space on offer. Early viewing is highly recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite side entrance hall, laminate flooring, central heating radiator, inset spotlights, loft access, doors to two bedrooms, living room, shower room and open plan kitchen/diner.

### BEDROOM ONE
12'2" x 10'9" (3.71m x 3.30m)
Range of fitted wardrobes, storage cupboards and bedside drawers. UPVC double glazed bay window overlooking the front aspect and central heating radiator.

### BEDROOM TWO
8'9" x 8'7" (2.69m x 2.63m)
UPVC double glazed window overlooking the front aspect and central heating radiator.

### SHOWER ROOM/W.C.
5'6" x 6'2" (1.70m x 1.88m)
Three piece suite comprising walk in shower cubicle with mixer shower, low flush w.c. and pedestal wash basin with mixer tap. Wet room style floor, inset spotlights, extractor fan, chrome ladder style radiator and UPVC double glazed frosted window overlooking the side aspect.

### LIVING ROOM
10'10" x 14'3" (3.32m x 4.36m)
Central heating radiator, coving to the ceiling, electric fire on a marble hearth with marble matching interior and surround. Feature archway providing access into the open plan kitchen/diner.

### KITCHEN/DINER
10'1" (min) x 18'9" (max) x 18'4" (3.08m (min) x 5.74m (max) x 5.60m)
Range of wall and base high gloss units with granite work surface over and electric doors incorporating a breakfast bar, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill, microwave oven, four induction hobs and pop up extractor. Integrated fridge/freezer, integrated washing machine, central heating radiator, two contemporary radiators, laminate flooring, pitch sloping ceiling with three velux style windows providing a wealth of natural light, UPVC double glazed patio doors with panel windows to the sun room.

### SUN ROOM
8'11" x 10'5" (2.72m x 3.19m)
UPVC double glazed tinted 'self cleaning' glass roof, porcelain tiled floor, UPVC double glazed floor to ceiling windows and a set of patio doors to the rear garden.

### OUTSIDE
To the front of the property is an attractive garden with planted borders and a large driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage with manual up and over door, power and light (currently used as a summerhouse - 2.26m x 3.77m). To the rear is a landscaped garden with patio area, perfect for entertaining and dining purposes, timber decked patio area with large timber shed overlooking the lawn with lavender planted border and paved seating area with timber workshop and store unit (3.60m x 3.02m), fully enclosed by timber fencing.

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

### 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.