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24 Smithy Brook Lane, Dewsbury, WF12 0JD

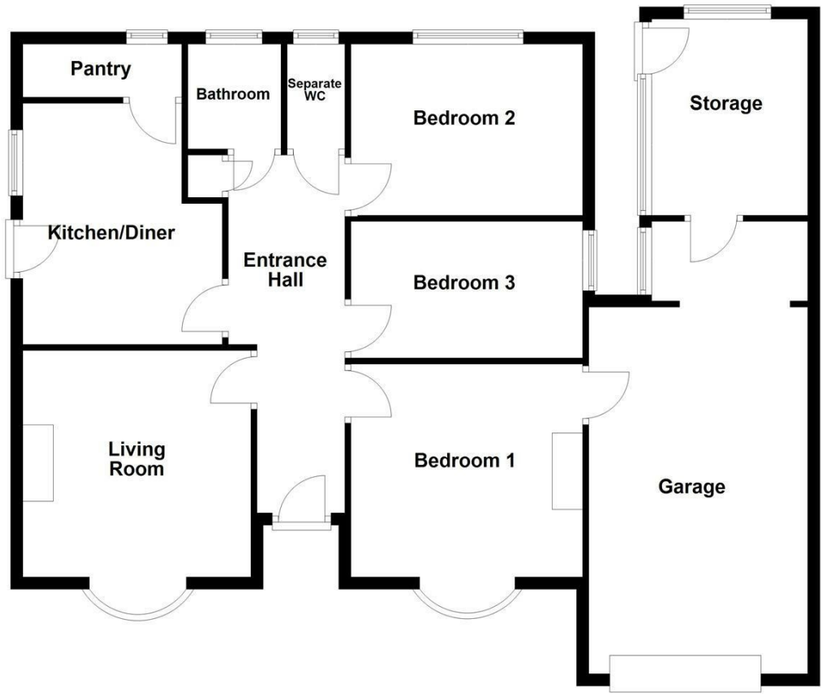
For Sale Freehold O.I.R.O £335,000

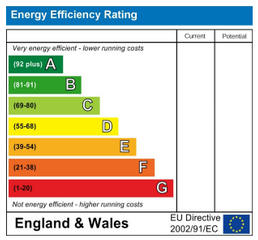
Situated on sought after Smithy Brook Lane, on the outskirts of Dewsbury in the popular Thornhill area, is this generously proportioned three bedroom detached true bungalow. Occupying a beautifully landscaped plot with ample off road parking, far reaching rural views to the front and spacious accommodation throughout, this property offers an exciting opportunity for a wide range of buyers.

The accommodation briefly comprises an entrance hall providing access to three well proportioned bedrooms, the house bathroom, separate WC, spacious living room and kitchen diner. The kitchen diner benefits from a useful pantry with loft access and external access to the side of the property. Bedroom one also provides access to the larger than average attached single garage, which benefits from power, lighting and access to a useful additional storage area. Externally, the property enjoys beautifully maintained and tiered gardens to both the front and rear. The front garden incorporates lawned areas, mature planted borders, established trees, shrubs and flowers, together with paved pathways and steps leading to the entrance. A block paved driveway provides ample off road parking and leads to the attached garage, with access gained via decorative wrought iron gates. To the rear, the landscaped garden continues with further lawned areas, mature planting, a feature pond and a greenhouse. There are also paved patio seating areas positioned to take advantage of the surroundings, creating ideal spaces for outdoor dining and entertaining. The garden is fully enclosed and offers a high degree of privacy.

The property is ideally positioned for access to a range of local amenities including shops, schools and transport links, with a wider selection of facilities available within Dewsbury, Ossett and Horbury. Dewsbury railway station provides links to surrounding towns and cities, whilst the M1 motorway network is easily accessible for those travelling further afield.

Offering spacious accommodation, attractive gardens and tremendous potential, this bungalow presents an excellent opportunity for buyers looking to create a home to their own specification. A degree of modernisation is required, however the property offers outstanding scope and flexibility. An early viewing is highly recommended to fully appreciate all that is on offer.





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*

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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
Accessed via a timber framed front entrance door with frosted glazed panel. With central heating radiator, coving to the ceiling, fitted storage cupboard housing the hot water tank and doors leading to the living room, kitchen diner, three bedrooms, bathroom and separate WC.

LIVING ROOM
13'7" x 12'4" (4.16m x 3.77m)
A bright reception room with timber framed double glazed bow window to the front enjoying far reaching rural views. Featuring a central heating radiator, coving to the ceiling, ceiling rose and gas fireplace incorporating the back boiler.

KITCHEN DINER
12'11" max x 10'8" (3.96m max x 3.27m)
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing for a gas cooker with extractor hood above, plumbing for a washing machine and space for under counter fridge and freezer units. Timber framed double glazed window to the side, timber framed glazed side entrance door, central heating radiator, coving to the ceiling and door through to the pantry.

PANTRY
Timber framed frosted glazed window to the rear, fitted shelving throughout and loft access.

BATHROOM
4'9" x 5'4" (1.47m x 1.63m)
Comprising a tiled bath with mixer tap and shower attachment, pedestal wash basin, central heating radiator and half tiled walls. Timber framed frosted double glazed window to the rear and coving to the ceiling.

W.C.
2'11" x 5'2" (0.9m x 1.6m)
Fitted with a low flush WC, half tiled walls and timber framed frosted double glazed window to the rear. Coving to the ceiling.

BEDROOM ONE
13'8" x 12'5" (4.18m x 3.8m)
A spacious principal bedroom with timber framed double glazed bow window to the front enjoying attractive far reaching rural views. With central heating radiator, coving to the ceiling and door providing internal access to the garage.

BEDROOM TWO
8'4" x 12'5" (2.55m x 3.8m)
Timber framed double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
12'5" x 7'3" (3.8m x 2.23m)
Timber framed double glazed partially frosted window to the side elevation, central heating radiator and coving to the ceiling.

OUTSIDE
To the front, the property enjoys attractive lawned gardens with established planted beds containing mature trees, shrubs and flowers, together with a paved pathway and steps leading to the front entrance door. The garden is enclosed by boundary walls with an iron pedestrian gate providing access benefitting from superb far reaching views towards Netherton, Middlestown and Horbury Bridge. A set of wrought iron double gates opens onto a block paved driveway providing off road parking and leading to the larger than average attached garage. To the side is a pleasant garden incorporating stone paved patio areas, ideal for outdoor dining and entertaining, alongside mature planted beds, boundary walls and fencing. A further iron gate leads through to the rear garden. The rear garden offers lawned sections, additional paved seating areas, mature planted borders and a decorative pond with stone surround creating an attractive water feature. There is also a greenhouse and access to the lean to storage area from the garage. The gardens are fully enclosed, making them ideal for both pets and children.

GARAGE
11'9" x 19'8" (3.6m x 6.0m)
A larger than average attached single garage with up and over door, power and lighting. Internal access is provided from bedroom one, with an opening through to a useful lean to style storage area.

LEAN TO STORAGE
3'9" x 8'7" (1.15m x 2.62m)
Providing additional storage space and accessed directly from the garage.

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

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.