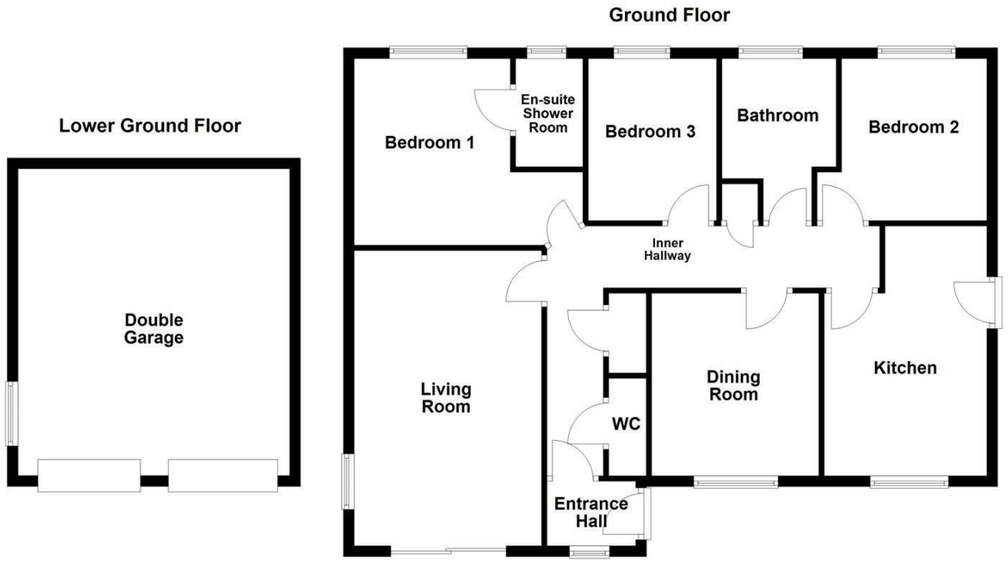
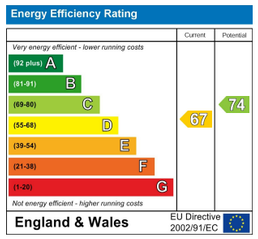


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

38 Briestfield Road, Dewsbury, WF12 0PW

For Sale Freehold £525,000

Situated in the sought after village of Thornhill, Dewsbury, this fantastically presented three bedroom detached bungalow occupies an enviable elevated position, enjoying far reaching valley views extending towards Emley Moor. Surrounded by attractive tiered gardens, the property offers well proportioned accommodation throughout, including ample reception space, a modern fitted kitchen and bathroom, as well as an en suite and separate WC.

The accommodation comprises an entrance hall leading into an inner hallway, which provides access to two useful storage cupboards (one housing the water tank), and doors to the living room, dining room, kitchen, WC, all three bedrooms, and the house bathroom. The principal bedroom benefits from en suite showering facilities, while all three bedrooms feature fitted wardrobes. The kitchen also provides access to the loft, which is partially boarded for storage and houses the Worcester boiler. Externally, the front of the property features beautifully tiered gardens incorporating planted slate beds with mature trees, shrubs, and flowers, alongside an artificial lawn and steps leading to the front entrance. An Indian stone pathway runs through the garden, complemented by metal railings and a glass balustrade that takes full advantage of the stunning valley views. A driveway provides off road parking for several vehicles and leads to a double garage with two electric up-and-over doors, power, lighting, plumbing, and gas and electric meters. The rear garden is also landscaped and tiered, featuring an Indian stone patio ideal for outdoor dining and entertaining, planted sleeper beds, and space for a timber summer house or shed. The garden is fully enclosed by hedging, timber fencing, and dry stone walling, making it ideal for both pets and children.

Thornhill is a highly desirable location, particularly suited to those seeking single level living within a well connected yet semi-rural setting. A range of local amenities, including shops and schools, are within walking distance, with further facilities available in nearby Dewsbury, Ossett, and Horbury. The area is well served by local bus routes, while Dewsbury and Wakefield offer excellent rail links to major cities including Leeds, Manchester, and London. The M1 and M62 motorway networks are also within easy reach, ideal for commuters. Renowned for its rolling countryside and scenic walks, Thornhill offers an idyllic lifestyle setting.

An internal inspection is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.

ACCOMMODATION

ENTRANCE HALL
5'4" x 3'11" (1.64m x 1.20m)
A composite front door with frosted glass pane leads into the entrance hall, featuring a front facing UPVC double glazed arched window, central heating radiator, and coving to the ceiling, with a oak door leading through to the inner hallway.

INNER HALLWAY
With spotlighting and coving to the ceiling, two central heating radiators, and access to two storage cupboards (one housing the water tank). Oak doors lead to the living room, dining room, kitchen, bedrooms one, two and three, the house bathroom, and WC.

W.C.
5'11" x 3'2" (1.82m x 0.97m)
Fitted with a low flush WC and a ceramic wash basin set within a storage unit with chrome mixer tap, complemented by full tiling, spotlighting to the ceiling, extractor fan, and a chrome heated towel rail.

LIVING ROOM
11'9" x 17'6" (max) x 11'3" (min) (3.60m x 5.35m (max) x 3.45m (min))
Featuring coving to the ceiling and a ceiling rose, a side facing UPVC double glazed window, and sliding UPVC double glazed doors opening to the front of the property. Additional features include a central heating radiator, dado rail, and a gas fireplace with marble hearth and wooden mantle.

DINING ROOM
11'1" x 10'2" (3.40m x 3.11m)
With a serving hatch through to the kitchen, a front facing UPVC double glazed window, central heating radiator, coving to the ceiling, ceiling rose, and dado rail.

KITCHEN
10'0" x 15'1" (max) x 10'10" (min) (3.05m x 4.62m (max) x 3.32m (min))
Fitted with a range of modern high gloss wall and base units with granite work surfaces, incorporating an inset composite 1 1/2 sink with mixer tap. Integrated appliances include a Zanussi four ring induction hob with extractor hood over, Zanussi double oven, fridge freezer, and Blomberg dishwasher, with space and plumbing for a washing machine and tumble dryer. Additional features include a composite side door with frosted glass pane, front facing UPVC double glazed window, loft access, serving hatch to the dining room, spotlighting, downlighting, kickboard lighting, Amtico flooring and an anthracite column radiator.

BEDROOM ONE
14'0" x 11'9" (max) x 2'5" (min) (4.28m x 3.60m (max) x 0.76m (min))
With a rear facing UPVC double glazed window fitted with security shutters, central heating radiator, coving to the ceiling, a range of fitted wardrobes with partially mirrored doors, and access to the en suite shower room.

EN SUITE SHOWER ROOM
6'10" x 4'1" (2.10m x 1.26m)
Comprising a concealed system low flush WC, ceramic wash basin set within a storage unit with chrome mixer tap and laminate work surface, and a shower cubicle with mains fed rainfall shower and additional attachment. Further features include partial wet wall panelling, tiling, LED mirror, spotlighting, extractor fan, chrome heated towel rail, and a rear facing UPVC double glazed frosted window.

BEDROOM TWO
10'2" x 9'10" (max) x 2'10" (min) (3.12m x 3.0m (max) x 0.87m (min))
With a rear facing UPVC double glazed window fitted with security shutters, central heating radiator, coving to the ceiling, and a range of fitted wardrobes and vanity unit.

BEDROOM THREE
9'10" x 7'9" (3.0m x 2.37m)
Featuring a rear facing UPVC double glazed window with fitted security shutters, central heating radiator, coving to the ceiling, and fitted wardrobes, storage units, and desk.

BATHROOM
6'11" x 9'10" (max) x 6'4" (min) (2.13m x 3.0m (max) x 1.95m (min))
Fitted with a concealed system low flush WC, ceramic wash basin set within a storage unit with chrome mixer tap and granite work surface, and a panelled bath with mixer tap. There is also a separate shower cubicle with mains fed shower and glass screen. Finished with full tiling, LED mirror, spotlighting, extractor fan, chrome heated towel rail, and a rear facing UPVC double glazed frosted window.

DOUBLE GARAGE
16'6" x 18'8" (5.05m x 5.70m)
With two electric up-and-over doors, power, lighting, plumbing, and housing the gas and electric meters.

OUTSIDE
To the front, the garden is also tiered with steps leading to the entrance, incorporating slate beds, mature planting, artificial lawn, and Indian stone paving leading to a patio area in front of the living room's sliding doors. This is complemented by metal railings and a glass balustrade, perfectly positioned to take in the valley views towards Emley Moor. A tarmac driveway provides ample off road parking and leads to the double garage. To the rear is a landscaped, tiered garden featuring two levels of Indian stone patio areas ideal for outdoor dining and entertaining, leading to a further tier with lawn and planted beds of mature trees, shrubs, and flowers. There is also a timber built summer house, with the garden enclosed by hedging, timber fencing, and dry stone walling, enjoying far reaching valley views.

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

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.