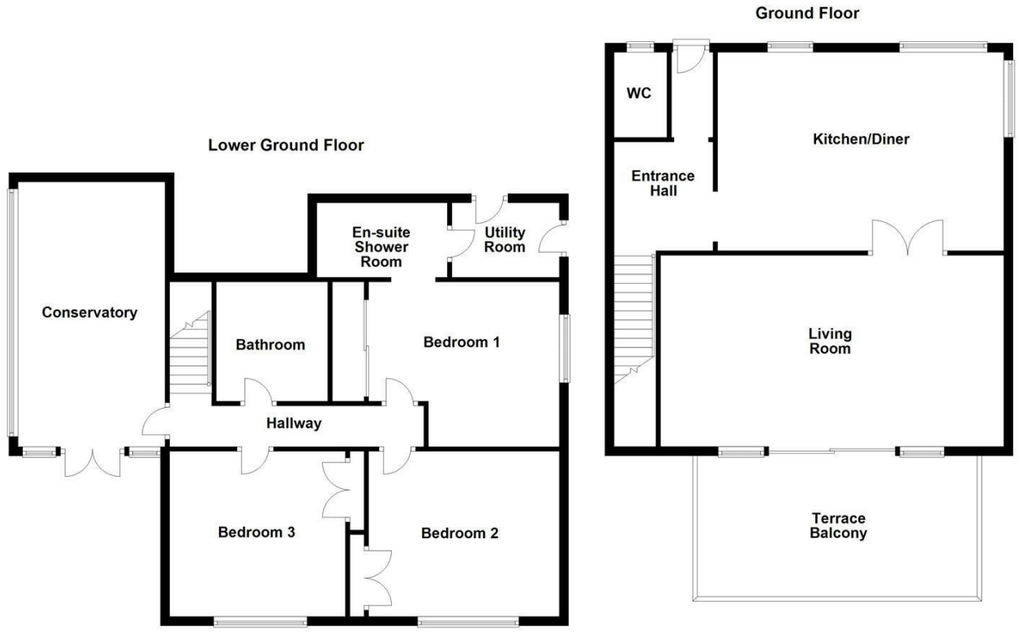
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



3 Daleside, Dewsbury, WF12 0PJ

For Sale Freehold £450,000

Boasting stunning panoramic views over fields and countryside looking towards Emley Mast is this deceptively spacious three bedroom executive home.

Deceptive from the main roadside this property benefits from UPVC double glazing and gas central heating. The property fully comprises entrance hall, w.c., stunning contemporary kitchen/diner, large living room with feature composite terraced patio off and integral garage. Stairs leading down to large conservatory, three double bedrooms, bedroom one with modern en suite shower room/w.c. with utility room off and main house bathroom/w.c. Outside, there are well tendered and manicured lawned gardens to the front, side and rear, with an array of mature plants, trees and shrubs bordering, as well as Indian stone terraced patio.

Situated in this popular part of Thornhill, this property is well placed to local amenities including shops and schools with local bus routes nearby.

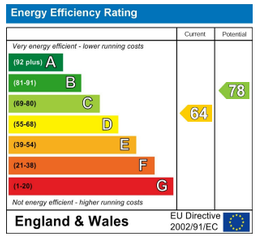
Simply a stunning home ideal for the professional couple or growing family looking to downsize and a viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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 HALLWAY
Feature moduleo flooring, radiator, coving to the ceiling, archway into the stunning kitchen/diner and door into living room. Door and stairs leading to the lower floor. Door into the garage.

GARAGE
14'9" x 16'9" (4.51m x 5.13m)
Electric operated up and over door. Light and power, with water tap and smart meters.

W.C.
Concealed low flush w.c., wash basin with vanity units, fully tilled walls, heated chrome towel radiator, moduleo flooring and circular UPVC double glazed frosted window to the front.

LIVING ROOM
13'10" x 24'9" (4.22m x 7.55m)
Coving to the ceiling, gas fire on marble back hearth and modern surround, radiator and French doors into stunning contemporary kitchen/diner. UPVC double glazed sliding patio doors with windows either side onto low maintenance Trex composite decking area with feature glass balustrade taking advantage of superb uninterrupted panoramic views.

KITCHEN/DINER
20'6" x 14'3" (6.27m x 4.35m)
Range of solid wooden wall and base units with feature quartz work surface over with quartz up stands and window sill incorporating sink and quartz drainer with mixer taps, feature quartz island bar over drawers and fitted cupboards, integrated wine racks and spice rack. Integrated fridge/freezer, integrated grill and double oven, dishwasher, display cabinets with wall units and feature touch screen electric induction hob. Panelled drawers down the base units, moduleo flooring and UPVC double glazed windows to the front and side, integrated Teka combination microwave, low level radiator and recess ceiling spotlights.

LOWER LEVEL
Radiator and detailed coving to the ceiling. Doors to three bedrooms, bathroom/w.c. and conservatory.

CONSERVATORY
10'6" x 19'3" (3.21m x 5.88m)
Fully UPVC double glazed on a brick built base, French doors to the rear, wood effect floor and radiator.

BATHROOM/W.C.
7'6" x 7'11" (2.30m x 2.42m)
Concealed low flush w.c., ceramic tiled bath with mixer shower over, wash basin with vanity units and drawers. Fully tiled walls and floor, radiator and coving to the ceiling.

BEDROOM THREE
11'10" x 12'9" (3.62m x 3.89m)
UPVC double glazed window to the rear, radiator, coving to the ceiling, laminate flooring and built in wardrobes with adjoining storage shelves.

BEDROOM TWO
11'10" x 13'0" (3.63m x 3.98m)
UPVC double glazed window to the rear, radiator, laminate flooring, coving to the ceiling and built in double wardrobe with adjoining storage shelves.

BEDROOM ONE
8'4" min / 12'0" max x 14'4" (2.56m min / 3.68m max x 4.38m)
UPVC double glazed window to the side, radiator, coving to the ceiling, built in wardrobe with sliding doors and bespoke fitted dressing table area. Archway into en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
5'5" x 9'2" (1.67m x 2.80m)
Corner shower cubicle with electric shower, low flush w.c., wash basin with vanity units and drawers. Fully tiled walls and floor and heated chrome towel radiator. Door into utility room.

UTILITY ROOM
10'8" x 7'4" (3.27m x 2.26m)
Wall and base units with work surface over incorporating stainless steel sink. Side entrance door to the garden. Combi condensing boiler, fully tiled floor, plumbing for a washing machine, space for a dryer and door to sizable under house storage area.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off street parking leading to a larger than average garage with an electric operated up and over door. Also at the front of the property there is Indian stone flagged paving leading to the front door and an attractive garden bordered by an array of plants, trees and shrubs. There is an attractive lawned garden to the rear with plants, trees and shrubs, with an Indian stone terraced patio leading to the conservatory. As well as a lawned garden to the side with stone flagged path.

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

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.

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 six local offices.