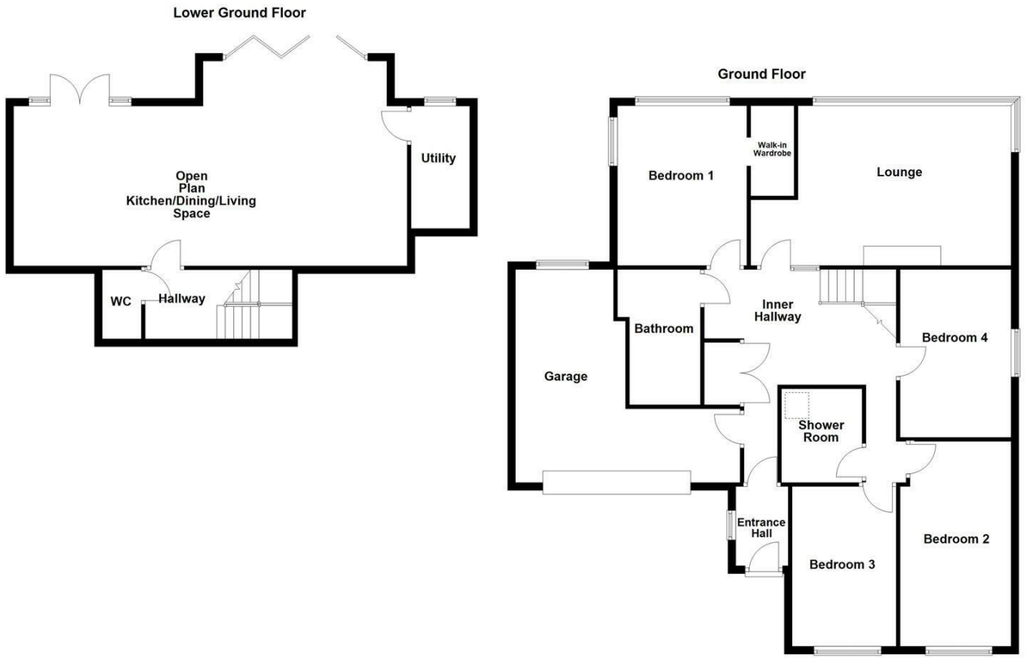

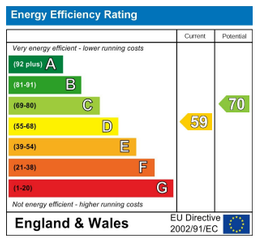

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

185 Foxroyd Lane, Dewsbury, WF12 0LT

For Sale Freehold £625,000

Situated in a highly sought after semi rural setting, this exceptional four bedroom detached family home is presented to an outstanding standard throughout and occupies a generous 0.3 acre plot. It boasts a stunning open-plan kitchen/dining/living space, ample off street parking with an integral garage and a beautifully landscaped rear garden with far reaching views towards Emley Moor.

The accommodation briefly comprises a welcoming entrance hall and inner hallway with stairs leading to the lower ground floor, where a contemporary open-plan kitchen/dining/living area is complemented by a separate utility room and guest w.c. The ground floor features a spacious lounge, four well proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a driveway providing parking for three vehicles and an integral garage. To the rear, a raised composite decked terrace with glass balustrade offers the perfect space for outdoor entertaining while enjoying panoramic rural views. The garden also features an artificial lawn and paved patio area, designed for low maintenance enjoyment.

Ideally located in the desirable area of Thornhill, the property is well positioned for access to a range of local amenities, well regarded schools, and excellent transport links to Wakefield, Ossett, Horbury, and beyond.

An internal inspection is essential to fully appreciate the quality, space, and setting of this impressive home. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
6'8" x 4'5" (2.04m x 1.35m)
Composite front entrance door, UPVC double glazed window to the side and door to the inner hallway.

INNER HALLWAY
16'2" x 17'11" (max) x 5'10" (min) (4.93m x 5.48m (max) x 1.8m (min))
Oak staircase with glass balustrade leading down to the lower ground hallway, central heating raidator, double doored storage cupboard, doors to the garage, four bedrooms, shower room, bathroom and lounge.

LOWER GROUND HALLWAY
Central heating radiator, doors to the downstairs w.c. and open plan kitchen/dining/living space.

W.C.
5'11" x 3'1" (1.82m x 0.96m)
Dado rail, low flush w.c. and pedestal wash basin.

KITCHEN/DINING /LIVING SPACE
33'3" x 17'11" (max) x 13'5" (min) (10.16m x 5.48m (max) x 4.11m (min))
Range of contemporary wall and base units with quartz work surface over, inset stainless steel sink and drainer with mixer tap, space for a cooker with extractor hood, integrated wine rack and wine cooler. Integrated dishwasher, integrated fridge/freezer, central island with quartz work surface over the base units, a set of bi-folding doors and UPVC double glazed French doors to the rear decked patio, two central heating radiators and door through to the utility.

UTILITY
4'11" x 10'4" (1.5m x 3.16m)
Range of contemporary wall and base units with quartz work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer. UPVC double glazed window overlooking the rear, spotlights to the ceiling and central heating radiator.

GROUND FLOOR

LOUNGE
21'11" x 13'5" (max) x 5'6" (min) (6.7m x 4.1m (max) x 1.68m (min))
Two central heating radiators, log burning stove with stone tiled hearth and ornate mantle, coving to the ceiling, UPVC double glazed windows to the rear with fantastic rural far reaching views towards Emley Moor.

BEDROOM ONE
10'11" x 13'6" (3.33m x 4.12m)
UPVC double glazed windows to the side and rear with fantastic rural far reaching views towards Emley Moor, central heating radiator, an opening through to the walk in wardrobe (1.15m x 2.35m).

BEDROOM TWO
17'3" x 9'1" (max) x 8'6" (min) (5.27m x 2.77m (max) x 2.6m (min))
Vaulted ceiling, UPVC double glazed window to the front, central heating radiator and spotlights.

BEDROOM THREE
13'5" x 8'11" (4.11m x 2.74m)
UPVC double glazed window to the front, vaulted ceiling, spotlights and central heating radiator.

BEDROOM FOUR
16'3" x 8'11" (4.96m x 2.74m)
UPVC double glazed window to the side, picture rail, vaulted ceiling and central heating radiator.

BATHROOM/W.C.
11'5" x 7'5" (max) x 6'3" (min) (3.5m x 2.27m (max) x 1.93m (min))
Chrome ladder style radiator, low flush w.c.. 'his and hers style' sinks with quartz work surface over and two mixer taps, stand alone roll top bath with mixer tap and shower head attachment.

SHOWER ROOM/W.C.
6'9" x 7'4" (2.06m x 2.26m)
Low flush w.c., ceramic wash basin with quartz work surface over and mixer tap, shower cubicle with overhead shower an velux skylight.

OUTSIDE
To the front of the driveway is a providing off road parking for three vehicles leading to the garage with power, light and electric roller door. A set of stone paved steps lead down to the front entrance door. To the rear is a spacious raised composite decked patio area, perfect for outdoor dining and entertaining with an artificial lawn and paved patio area. A glass balustrade overlooks the fantastic far reaching views towards Emley Moor with steps down to planted features.

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

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 local offices.