WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1 Thorncliffe Lane, Emley, Huddersfield, HD8 9RS

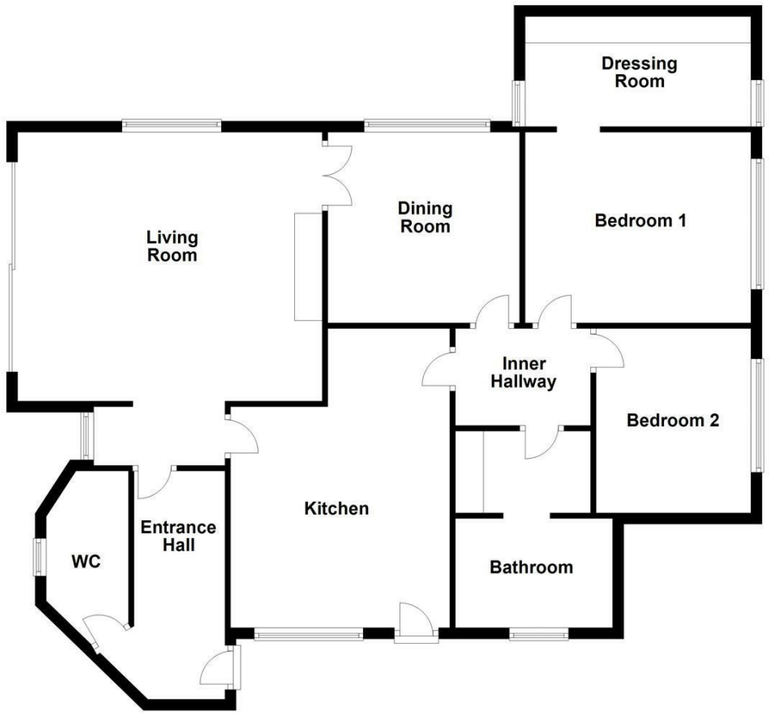
For Sale Freehold £370,000

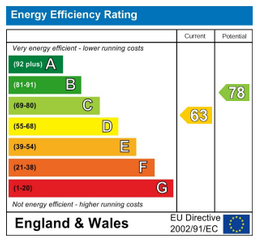
Enjoying a tucked away position is this two bedroom detached bungalow with a substantial plot providing off road parking for several cars and a detached garage, two reception rooms and five piece bathroom/w.c. With UPVC double glazing, gas central heating and far reaching views over the stunning countryside.

The accommodation fully comprises entrance hall, w.c., living room with sliding patio doors, dining room, inner hallway, large kitchen breakfast room, bathroom/w.c., two double bedrooms and the principal bedroom has a feature archway into dressing room with fitted double wardrobe. Outside there is a tarmacadam driveway continuing into a pebbled driveway and leading to the detached garage, lawned garden area, paved patio areas, pebbled area, mature bushes and is set in a substantial plot.

Situated in the rural village of Emley with local buses travelling to and from Wakefield or Huddersfield, is within access to the M1 motorway for the commuter. A full internal inspection is recommended at your earliest convenience.

Ground Floor





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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door. Central heating radiator, coving to the ceiling, UPVC double glazed frosted window to the side aspect, doors leading into the living room and downstairs w.c.

DOWNSTAIRS W.C.
4'9" x 10'0" (1.46m x 3.07m)
Low flush w.c., tiled splashback, pedestal wash basin with two taps and tiled splashback, UPVC double glazed frosted window to the side, central heating radiator.

LIVING ROOM
15'10" x 18'0" (4.84m x 5.51m)
UPVC double glazed frosted window to the rear, two further UPVC double glazed windows to the side, UPVC double glazed sliding patio doors to the rear garden with UPVC double glazed windows to either side, electric fire on a tiled hearth with tiled interior and wooden mantle within a stone surround that continues to the side with recess and shelves. Two central heating radiators, coving to the ceiling, timber framed French doors with glass inserts leading into the dining room.

DINING ROOM
11'3" x 11'1" (3.44m x 3.39m)
Original serving hatch into the kitchen, coving to the ceiling, UPVC double glazed window to the side, central heating radiator.

INNER HALLWAY
Loft access, coving to the ceiling, central heating radiator, doors into the kitchen, bathroom and bedrooms.

KITCHEN
13'0" x 17'8" max x 13'0" min (3.97m x 5.41m max x 3.98m min)
A range of wall and base units with laminate work surface over and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, strip lighting, integrated double oven and grill, four ring gas hob, breakfast bar, serving hatch into the dining room, central heating radiator, part tiled walls, UPVC double glazed door to the front, UPVC double glazed window to the front.

BEDROOM ONE
11'1" x 13'4" (3.38m x 4.08m)
UPVC double glazed window to the side, coving to the ceiling, central heating radiator, feature archway leading into the dressing room. Two wall lights.

DRESSING ROOM
4'7" to the wardrobes x 11'6" (1.42m to the wardrobes x 3.52m)
UPVC double glazed frosted window to both sides, central heating radiator, fitted double wardrobe with sliding doors to one wall.

BEDROOM TWO
8'10" x 11'0" (2.70m x 3.37m)
UPVC double glazed window to the side, coving to the ceiling and central heating radiator.

BATHROOM/W.C.
4'10" x 5'10" plus 5'8" x 9'4" (1.49m x 1.78m plus 1.74m x 2.86m)
Split into two sections. A bidet and a low flush w.c., built in storage cupboards and an archway into the further area with a panelled bath having two taps, fully tiled corner shower cubicle with mixer shower and a pedestal wash basin with two taps. Part tiled walls, central heating radiator and UPVC double glazed frosted window to the front.

OUTSIDE
To the front there is a paved pathway and low maintenance pebbled garden area. A tarmacadam driveway continues into a pebbled driveway and leads down the side to the detached double garage with manual up and over door, two single glazed windows to the side. The rear garden is of low maintenance with pebbles, conifers and mature trees. A paved patio garden is to the side of the property with paved pathway leading to a further paved patio and lawn with mature bushes and plants. Water point connection.

PLEASE NOTE
The vendor believes the roof to the detached garage contains asbestos. Purchasers should make their own enquiries for further clarification.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.