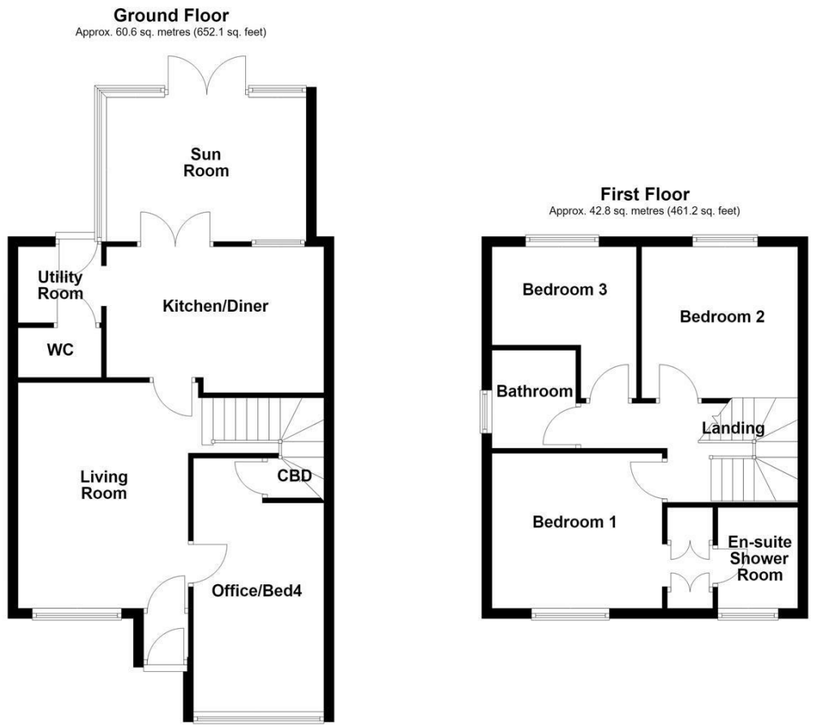


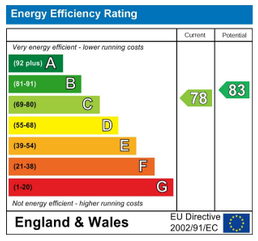
Total area: approx. 103.4 sq. metres (1113.3 sq. feet)

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

5 Hawthorn Court, Dewsbury, WF12 7SY

For Sale Freehold £325,000

A superb opportunity to purchase this beautifully presented four bedroom detached family home, occupying a pleasant position, with a south facing rear garden on this attractive modern development.

The accommodation briefly comprises a welcoming entrance hall leading through to a spacious living room, a modern fitted kitchen diner with a range of integrated appliances, a separate utility room and a downstairs WC. French doors from the kitchen diner open into a generous sun room, featuring a tinted self-cleaning glass roof and enjoying views over the landscaped rear garden. The former garage has been professionally converted to create a versatile office or fourth bedroom, with the necessary building regulations approval in place. To the first floor, the landing provides access to three well proportioned double bedrooms and the contemporary house bathroom. The principal bedroom benefits from a dressing area with fitted wardrobes and a stylish three piece en suite shower room. Externally, the property enjoys a double block paved driveway providing off road parking for two vehicles, together with a paved pathway leading to the front entrance and low maintenance wood chipped borders. A side pathway with timber gate gives access to the enclosed rear garden, which has been attractively landscaped to include an Indian stone paved patio, a well maintained lawn and fenced boundaries to all three sides. The garden also benefits from external lighting, power points and an outside water supply.

The property is ideally positioned within walking distance of local shops, schools and everyday amenities. Regular bus services provide easy access to Wakefield city centre and Dewsbury town centre, whilst the nearby M1 and M62 motorway networks are ideal for those wishing to commute further afield.

Only a full internal inspection will reveal everything this superb family home has to offer, and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with laminate flooring, central heating radiator and door through to the living room.

LIVING ROOM
14'7" x 10'11" (4.45m x 3.35m)
A UPVC double glazed window to the front with fitted plantation shutters, laminate flooring, central heating radiator and staircase with handrail leading to the first floor landing. Doors provide access to the office and kitchen diner.

BEDROOM FOUR/OFFICE
16'3" x 7'10" (max) x 7'3" (min) (4.96m x 2.41m (max) x 2.23m (min))
A versatile room with a UPVC double glazed window overlooking the front aspect with contemporary black plantation shutters, laminate flooring and a small cupboard providing access to the useful understairs storage cupboard.

KITCHEN DINER
14'0" x 9'6" (max) x 8'5" (min) (4.29m x 2.90m (max) x 2.58m (min))
Fitted with a range of modern high gloss wall and base units with chrome handles and laminate work surfaces incorporating a 1½ stainless steel sink and drainer with swan neck mixer tap. Integrated oven and grill, five ring gas hob with stainless steel splashback and curved glass cooker hood, integrated full size dishwasher and space for a freestanding American style fridge freezer. Plinth lighting, tiled splashbacks, central heating radiator in light grey, fully tiled floor, inset spotlights to the ceiling and a feature archway leading through to the utility room.

UPVC double glazed French doors with built in blinds and matching side window overlook and provide access to the sun room.

UTILITY ROOM
5'2" x 4'11" (1.60m x 1.51m)
Fitted with a matching range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. Fully tiled floor, plumbing and space for a washing machine, space for a tumble dryer beneath the worktop, composite rear entrance door leading into the garden and an internal door providing access to the downstairs WC.

DOWNSTAIRS W.C.
3'1" x 5'1" (0.96m x 1.57m)
Comprising low flush WC, wash basin with chrome mixer tap and vanity unit, half tiled walls, fully tiled floor and wall mounted extractor fan.

SUN ROOM
12'8" x 9'3" (3.88m x 2.84m)
A superb addition to the property with a tinted self-cleaning double glazed glass roof, UPVC double glazed windows to two sides, laminate flooring with electric underfloor heating, power, inset spotlights to the ceiling and French doors opening from the kitchen diner.

FIRST FLOOR LANDING
Providing loft access and doors leading to three bedrooms and the modern house bathroom.

BEDROOM ONE
10'9" x 10'2" (3.28m x 3.12m)
UPVC double glazed window overlooking the front elevation, central heating radiator, inset spotlights to the ceiling and a feature archway leading into the dressing area.

DRESSING AREA
Fitted with two double wardrobes positioned either side of the room, providing excellent storage, with a door leading into the en suite shower room.

EN SUITE SHOWER ROOM
6'9" x 5'2" (2.08m x 1.58m)
Comprising a three piece suite including an enclosed shower cubicle with glazed door and mixer shower, pedestal wash basin with mixer tap, low flush WC, half tiled walls, fully tiled floor, chrome heated towel rail, inset spotlights to the ceiling, wall mounted extractor fan and a frosted UPVC double glazed window to the front elevation.

BEDROOM TWO
9'10" x 9'9" (3.0m x 2.98m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
9'4" x 9'9" (max) x 6'4" (min) (2.87m x 2.99m (max) x 1.95m (min))
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM
6'2" x 5'6" (1.89m x 1.69m)
A contemporary three piece suite comprising panelled bath with glass shower screen, mixer tap and shower over, pedestal wash basin with mixer tap, low flush WC, half tiled walls with full tiling around the bath, fully tiled floor, chrome heated towel rail, inset spotlights to the ceiling and a frosted UPVC double glazed window to the side elevation.

OUTSIDE
To the front, a double block paved driveway provides ample off road parking. A paved pathway leads to the front entrance door with low maintenance wood chipped borders and an outside light. A timber gate to the side provides access to the enclosed rear garden via a paved pathway with low maintenance pebbled borders. The south facing rear garden enjoys an Indian stone paved patio immediately outside the sun room, an attractive lawn and fenced boundaries to all three sides. The garden further benefits from an outside water supply, double external power socket and exterior lighting.

PLEASE NOTE
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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

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.