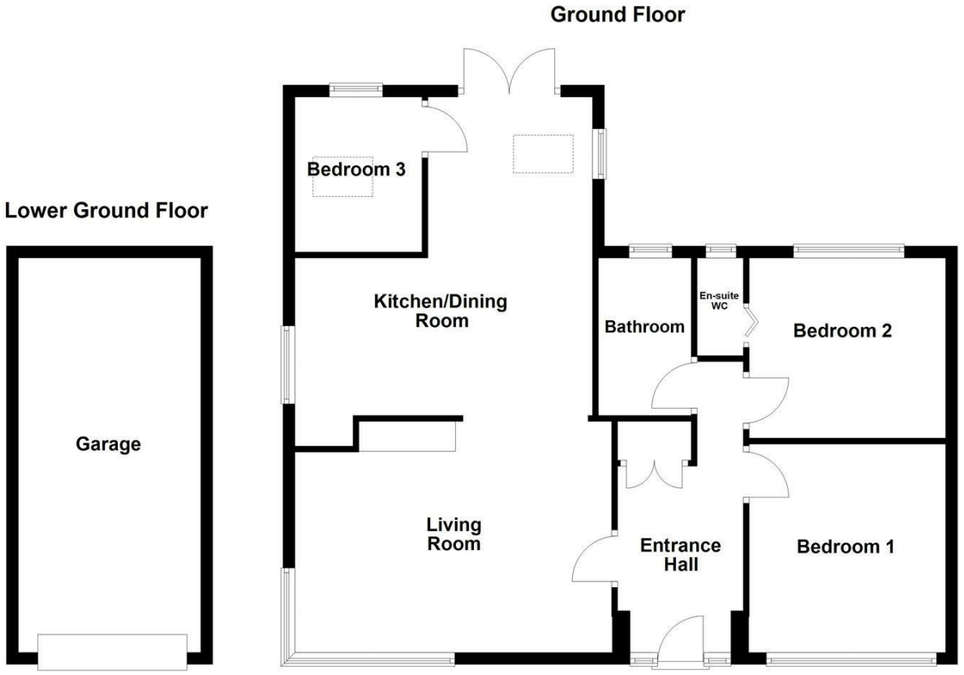


Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

6 Smithy Brook Lane, Dewsbury, WF12 0JD

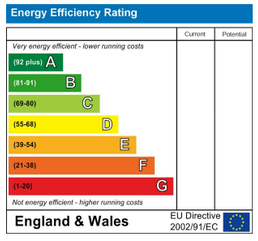
For Sale Freehold Offers Around £325,000

Situated on the outskirts of the highly regarded Thornhill area of is this beautifully presented three bedroom detached bungalow, offering spacious and versatile accommodation throughout. Set on a generous plot with landscaped gardens, ample off street parking, and far reaching rural views to the front, this property presents an excellent opportunity for those seeking a well maintained home in a desirable location.

The accommodation briefly comprises a welcoming entrance hall with built in storage, leading to two well proportioned bedrooms (one benefitting from en suite w.c. facilities) the contemporary house bathroom, and a spacious living room. The living room opens into a modern kitchen/diner, which in turn provides access to the third bedroom and rear garden. Externally, the property features a beautifully landscaped, tiered front garden with paved steps, glass balustrade, and decorative planted areas, all complementing the elevated position and stunning outlook. A concrete driveway offers off road parking for multiple vehicles and leads to an integral garage with an electric roller door, power, and lighting. To the rear, the enclosed garden is mainly laid to lawn with gravel and planted borders, along with a paved patio ideal for outdoor dining and entertaining.

Perfectly positioned for a range of buyers, this property lies within easy reach of local shops, amenities, and reputable schools, with further facilities available in nearby Dewsbury, Wakefield and Horbury. Excellent transport links, including access to the M1 and M62 motorways, make this an ideal location for commuters.

An internal inspection is strongly advised to fully appreciate the quality, space, and setting this exceptional home has to offer. Early viewing is highly recommended.



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
16'11" x 6'11" (max) x 2'8" (min) (5.18m x 2.12m (max) x 0.82m (min))
Composite front door with frosted glass pane, coving to the ceiling, loft access, double doors to a storage cupboard and a wall mounted electric heater.

BEDROOM ONE
11'6" x 10'9" (3.53m x 3.30m)
UPVC double glazed window to the front elevation, coving to the ceiling and a wall mounted electric heater.

BEDROOM TWO
10'9" x 9'11" (3.30m x 3.03m)
UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted electric heater and folding doors leading to the en suite w.c.

EN SUITE SHOWER ROOM/W.C.
4'11" x 2'6" (1.52m x 0.77m)
Frosted UPVC double glazed window to the rear, extractor fan, low flush w.c. and a pedestal wash basin with mixer tap. Partial tiling to the walls.

BATHROOM/W.C.
8'8" x 5'1" (2.65m x 1.55m)
Frosted UPVC double glazed window to the rear, spotlighting, and extractor fan. Fitted with a low flush w.c, ceramic wash basin built into a vanity unit with storage, and a panelled bath with mixer tap, electric shower head attachment, and glass shower screen.

LIVING ROOM
17'5" x 12'6" (max) x 10'11" (min) (5.32m x 3.82m (max) x 3.35m (min))
UPVC double glazed window to the front providing far reaching rural views, opening to the kitchen/dining room, wall mounted electric heater, coving to the ceiling and a multi fuel burning stove set on a slate hearth with wooden mantle.

KITCHEN/DINER
16'4" x 18'2" (max) x 8'4" (min) (5.00m x 5.54m (max) x 2.56m (min))
The kitchen is fitted with a range of modern matte wall and base units topped with quartz work surfaces. A 1.5 stainless steel sink and drainer with mixer tap, five ring induction hob with extractor hood and glass splashback, integrated double oven and microwave, integrated under counter fridge and freezer and space/plumbing for a washing machine. A wall mounted electric heater, two UPVC double glazed windows (one to each side), Velux skylight and a set of UPVC double glazed French doors opening to the rear garden. A door leading to bedroom three.

BEDROOM THREE
8'11" x 6'7" (2.72m x 2.03m)
UPVC double glazed window to the rear and Velux skylight.

OUTSIDE
The front of the property features a landscaped, tiered garden with steps and a pathway leading to the front door, incorporating glass balustrades and railings, slate areas, and mature planted shrubs. A concrete driveway provides off street parking for two to three vehicles and leads to the integral garage. The rear garden is mainly laid to lawn, incorporating planted beds, mature shrubs and flowers, slate and pebbled areas, and a paved patio area perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

GARAGE
10'11" x 22'1" (3.35m x 6.75m)
Hormann electric roll up door, power and light and UPVC door to the side.

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.

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.