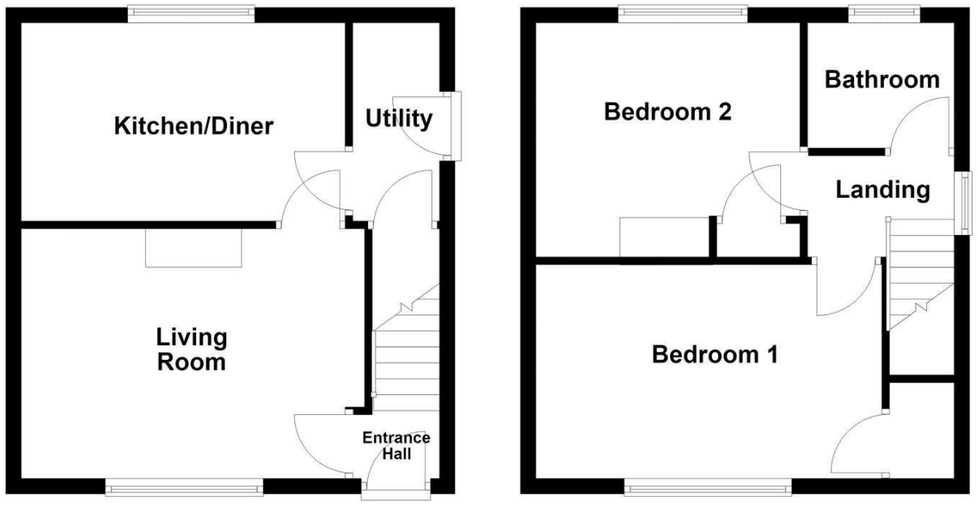
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



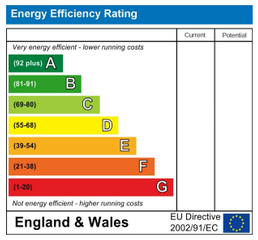
Total area: approx. 63.4 sq. metres (682.7 sq. feet)

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.

69 Partridge Crescent, Dewsbury, WF12 0HT

For Sale Freehold £150,000

Situated in the popular Thornhill area of Dewsbury is this superbly presented two bedroom semi detached property. Boasting well proportioned accommodation throughout, including ample reception space, a modern fitted kitchen and bathroom, and attractive front and rear gardens, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs to the first floor and access through to the living room. The living room leads into the kitchen diner, which provides access to the utility room, with an external door to the rear garden and useful understairs storage. To the first floor, the landing provides loft access and leads to bedroom one, which benefits from fitted wardrobes, bedroom two with its own fitted storage cupboard, and the house bathroom. Externally, the property has a lawned garden to the front with fencing, together with a paved pathway leading to the front and side of the property. To the rear is a further lawned garden incorporating both pebbled and wood chipped areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

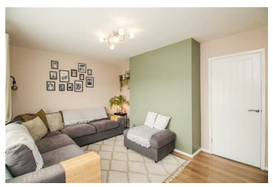
Thornhill is an ideal location for a range of buyers, including first time buyers, small families and professional couples. Local shops and schools can be found within close proximity, with a wider range of amenities available in Dewsbury town centre, as well as nearby towns and cities including Horbury, Ossett and Wakefield. Local bus routes run close by, whilst Dewsbury train station provides links to major cities. The M1 and M62 motorway networks are also only a short drive away, ideal for those looking to travel further afield.

Only a full internal inspection will truly show what this fantastic home has to offer and an early viewing comes highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glazing leads into the entrance hall. The entrance hall provides stairs to the first floor landing and a door through to the living room.

LIVING ROOM
14'9" x 10'7" (max) x 7'6" (min) (4.5m x 3.25m (max) x 2.3m (min))
The living room has a UPVC double glazed window to the front elevation, a central heating radiator, and a door leading through to the kitchen diner.

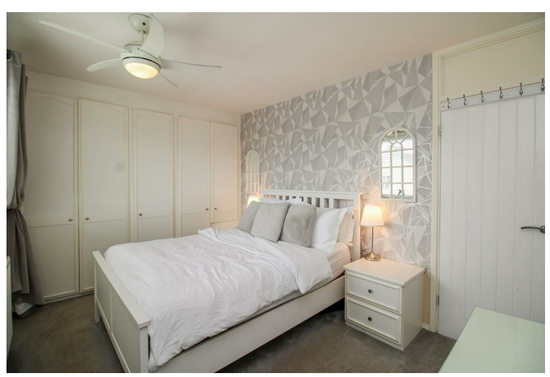


KITCHEN DINER
13'8" x 8'5" (4.18m x 2.58m)
The kitchen diner has a UPVC double glazed window to the rear elevation, partial decorative panelling to the walls, a central heating radiator, and a door leading through to the utility room. The kitchen itself is fitted with a range of modern wall and base units with work surfaces over, a composite sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor above, integrated oven and microwave, integrated dishwasher, space and plumbing for an American style fridge freezer, and downlighting.

UTILITY ROOM
8'6" x 3'10" (2.6m x 1.18m)
The utility room has access to an understairs storage cupboard, a UPVC double glazed door to the side of the property, the Ideal combi boiler, and space and plumbing for a washing machine.

FIRST FLOOR LANDING
The first floor landing has loft access, a UPVC double glazed window to the side elevation, a central heating radiator, and doors leading to bedroom one, bedroom two, and the house bathroom.

BEDROOM ONE
14'9" x 9'3" (4.5m x 2.82m)
Bedroom one has a UPVC double glazed window to the front elevation, a central heating radiator, access to an over stairs storage cupboard, and a range of fitted wardrobes.



BEDROOM TWO
11'3" x 10'2" (max) x 8'2" (min) (3.43m x 3.1m (max) x 2.5m (min))
Bedroom two has a UPVC double glazed window to the rear elevation, access to a storage cupboard, and a central heating radiator.

BATHROOM
5'4" x 6'3" (1.65m x 1.92m)
The house bathroom has a frosted UPVC double glazed window to the rear elevation, extractor fan, chrome ladder style heated towel radiator, low flush WC, ceramic wash basin built into a storage unit with mixer tap, and a panelled P-shaped bath with mixer tap, mains-fed overhead shower, shower attachment, and glass shower screen. The room is fully tiled throughout.

OUTSIDE
Externally, to the front of the property, the garden is laid to lawn with timber fencing and wall boundaries, alongside a paved pathway leading to the front entrance door and down the side of the property, providing access to the side door and rear garden. The rear garden is a good sized lawned garden incorporating a pebbled patio area, perfect for outdoor dining and entertaining, with a canopy over. There is also a wood chipped area, and the garden itself is fully enclosed by timber fencing, making it suitable for both pets and children.

Non standard construction
This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

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

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.