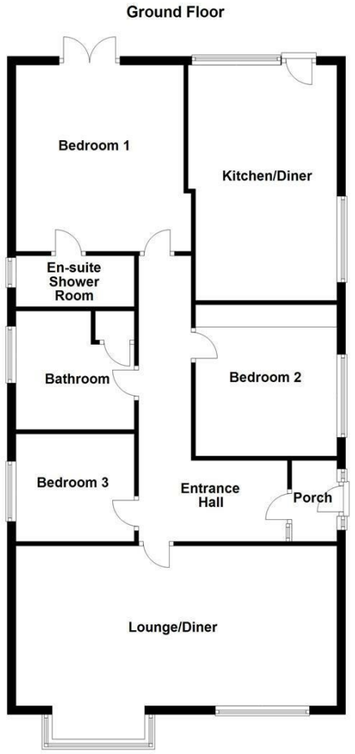

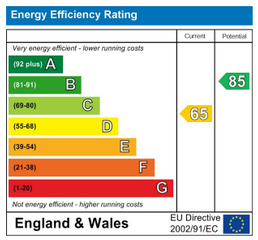

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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.

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16 Henley Avenue, Dewsbury, WF12 0JP

For Sale Freehold Offers In The Region Of £300,000

Enjoying a tucked away position is this three bedroom detached true bungalow benefitting from driveway parking, detached garage and enclosed rear garden.

The property fully comprises of porch with large L-shaped entrance hall, spacious lounge/diner, four piece suite house bathroom/w.c., kitchen/diner with integrated appliances and three bedrooms. Externally to the front of the property there is a low maintenance pebbled garden with bush and trees bordering and a block paved driveway providing ample off road parking leading to a single detached garage. Within the rear garden, there is a paved patio area perfect for entertaining and dining purposes overlooking an attractive and enclosed lawned garden.

The property is within walking distance to the local amenities and schools located within Thornhill with main bus routes running to and from Dewsbury town centre, as well as Huddersfield and Wakefield. The M1 motorway is approximately a 15 minutes drive away for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

PORCH
Two UPVC double glazed frosted windows, coving to the ceiling and timber door with timber single glazed frosted glass blocks looking through to the entrance hall.

ENTRANCE HALL
Two central heating radiators, coving to the ceiling, inset spotlights to the ceiling and doors providing access to the lounge/diner, three bedrooms, bathroom/w.c. and kitchen/diner.

LOUNGE/DINER
12'0" x 24'3" (3.66m x 7.40m)
Two central heating radiators, coving to the ceiling, UPVC double glazed window and UPVC box window overlooking the front aspect.

BEDROOM THREE
8'9" x 8'1" (2.67m x 2.48m)
UPVC double glazed window overlooking the side aspect, coving to the ceiling and central heating radiator.

BATHROOM/W.C.
8'8" x 6'5" min x 8'11" max (2.66m x 1.96m min x 2.72m max)
Four piece suite comprising panelled bath with glass swinging shower screen, centralised chrome mixer tap making it a double ended bath and mixer shower over. Two wash basin built into laminate work surface with vanity units below, vanity mirror and downlights behind. Low flush w.c., chrome ladder style radiator, fully tiled walls, inset spotlights to the ceiling, wall mounted extractor fan and UPVC double glazed frosted window overlooking the side aspect. Door providing access into a storage cupboard with fixed shelving within.

BEDROOM TWO
10'8" x 11'5" (3.26m x 3.48m)
Range of fitted wardrobes and storage cupboard with built in dressing table. UPVC double glazed window overlooking the side aspect, coving to the ceiling and central heating radiator.

BEDROOM ONE
14'1" x 12'7" min x 13'2" max (4.30m x 3.86m min x 4.02m max)
Set of UPVC double glazed French doors leading into the rear garden, coving to the ceiling, central heating radiator and door providing access to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
3'10" x 8'5" (1.18m x 2.57m)
Three piece suite comprising larger than average enclosed shower cubicle with glass door and mixer shower within, pedestal wash basin with chrome mixer tap, low flush w.c., fully tiled walls, central heating radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the side aspect.

KITCHEN/DINER
10'8" min x 11'1" max x 17'5" (3.26m min x 3.40m max x 5.32m)
Range of wall and base units with chrome handles, laminate work surface over and stainless steel splash back above, 1.5 sink and drainer with mixer tap, integrated oven and grill with separate four ring ceramic hobs and chrome cooker hood above with glass curved surround. Space for a large fridge/freezer freestanding, integrated full size Bosch dishwasher, plumbing and drainage for a washing machine, downlights built into the wall cupboards and display cabinets with glass shelving. Central heating radiator, inset spotlights to the ceiling, laminate tiled floor, plinth lighting and UPVC double glazed windows to the side and rear. Boiler is housed within the kitchen/diner.

OUTSIDE
To the front of the property there is a low maintenance pebbled front garden with bushes, plants and trees within. Large block paved driveway running down the side of the property providing ample off road parking and double cast iron gate providing access to a single detached garage with manual up and over door, as well as power and light within. Timber single glazed window and timber door providing access into an outhouse used for storage. There's an attractive lawned garden with planted borders and paved patio area enclosed by timber panelled surround fences and solid brick walls.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.