Richard Kendall Estate Agent

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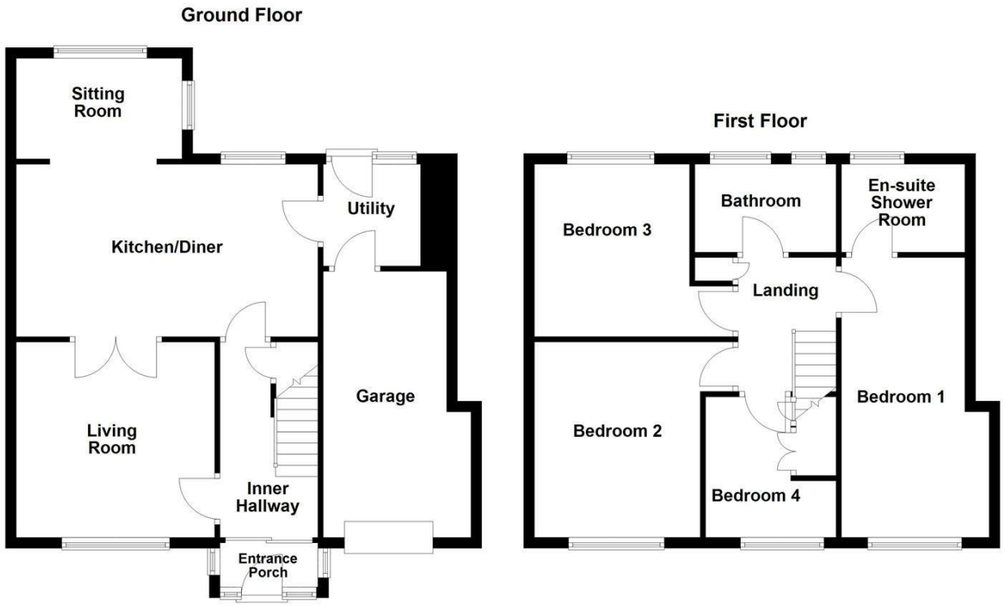


24 High Street, Thornhill Edge, Dewsbury, WF12 0PS

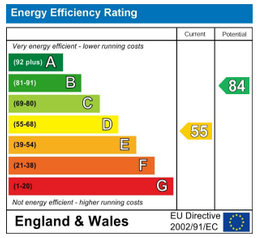
For Sale Freehold £320,000

Situated in the sought after village of Thornhill, Dewsbury, this fully renovated and extended four bedroom semi detached family home offers beautifully presented accommodation throughout. Tastefully decorated and finished to a high standard, the property boasts generous reception space, ample off road parking, an attractively tiered rear garden, and far reaching rural views to the front. This is a superb home that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance porch leading into an inner hallway, which provides access to the first floor via a staircase, along with useful understairs storage and doors to both the living room and the open plan kitchen diner. These two principal reception areas are interconnected, creating an ideal layout for modern family living. The kitchen diner further opens into a sitting room and leads through to a utility room, which in turn provides access to the integral garage, complete with roller door, power, lighting, and access to the rear garden. To the first floor, the landing offers loft access, a fitted storage cupboard, and doors leading to four bedrooms and the house bathroom. The principal bedroom benefits from en suite shower facilities, while bedroom four includes useful over stairs storage. Externally, the front of the property features planted beds with mature shrubs and flowers, alongside a tarmac driveway providing off road parking for up to four vehicles, and a paved pathway leading to the entrance. The rear garden is attractively tiered, with the lower level comprising a paved patio area with planted borders, ideal for outdoor dining and entertaining. Steps lead up to a decked seating area, further enhancing the entertaining space, while the upper tier is laid to lawn and complemented by mature trees, shrubs, and flower beds. The garden is fully enclosed by walls, hedging, and timber fencing, making it ideal for both children and pets.

Thornhill is a highly desirable location, particularly suited to families, with a range of local shops and well regarded schools nearby. More extensive amenities can be found in both Dewsbury and Wakefield. The area is well served by local bus routes, while both Dewsbury and Wakefield offer train stations providing convenient links to major cities including Leeds, Manchester, and London. The property is also ideally positioned for access to the M1 and M62 motorway networks, making it perfect for commuters. Additionally, the surrounding area offers a wealth of scenic walks, ideal for those who enjoy a more rural lifestyle.

Only a full internal inspection will truly reveal all that this exceptional home has to offer. Early viewing is highly recommended to avoid disappointment.



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 PORCH
5'10" x 2'8" (1.80m x 0.83m)
Composite front door with frosted glass pane, UPVC double glazed windows to the front and side, and a pocket sliding door leading into the inner hallway.

INNER HALLWAY
6'0" x 11'11" (max) x 2'11" (min) (1.83m x 3.65m (max) x 0.90m (min))
Stairs rising to the first floor landing, understairs storage, central heating radiator, and doors leading to the living room and kitchen diner.

LIVING ROOM
11'11" x 12'2" (3.65m x 3.72m)
Coving to the ceiling, double doors opening into the kitchen diner, UPVC double glazed window to the front, and central heating radiator.

KITCHEN DINER
18'3" x 10'6" (5.57m x 3.21m)
Fitted with modern wall and base matt units with quartz work surfaces and matching quartz splashbacks, along with a central island incorporating a quartz worktop and inset 1 1/2 stainless steel sink with mixer tap. Integrated oven, microwave, four ring induction hob with extractor, fridge freezer, and dishwasher. Two column style central heating radiators, spotlighting, UPVC double glazed window to the rear, door to the utility room, and opening to the sitting room.

SITTING ROOM
10'2" x 6'2" (3.10m x 1.88m)
Coving to the ceiling, two UPVC double glazed windows (side and rear), and central heating radiator.

UTILITY ROOM
6'2" x 5'11" (1.90m x 1.82m)
Modern wall and base matt units with laminate work surfaces, ceramic inset sink with mixer tap and laminate splashback, space and plumbing for washing machine and tumble dryer, spotlighting, UPVC double glazed window and door to the rear, and access to the garage.

GARAGE
9'1" x 17'2" (max) x 7'5" (min) (2.78m x 5.25m (max) x 2.28m (min))
Electric roller door, power and lighting, and access from the utility room.

FIRST FLOOR LANDING
5'8" x 8'2" (max) x 2'9" (min) (1.75m x 2.50m (max) x 0.85m (min))
Loft access, fitted storage cupboard, and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
9'0" x 16'8" (max) x 6'9" (min) (2.75m x 5.10m (max) x 2.08m (min))
UPVC double glazed window to the front with far reaching field views, coving to the ceiling, central heating radiator, fitted headboard panelling, and access to the en suite.

EN SUITE SHOWER ROOM
6'9" x 6'2" (2.06m x 1.90m)
Concealed cistern WC, wash basin set within a floating vanity unit, and a shower cubicle with mains fed overhead shower, glass screen, and wet wall panelling. Frosted UPVC double glazed window to the rear, extractor fan, spotlighting, LED mirror, heated towel rail, and antique brass style fittings.

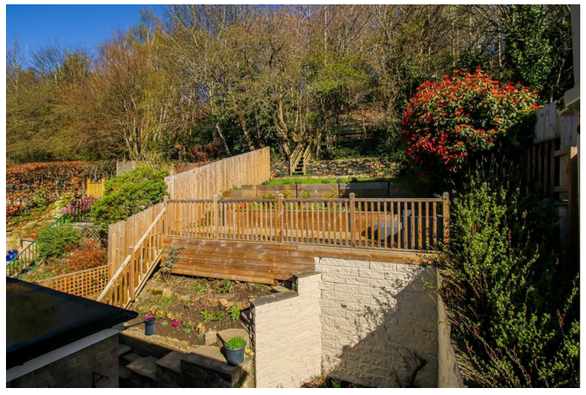
BEDROOM TWO
11'10" x 12'5" (max) x 10'8" (min) (3.62m x 3.81m (max) x 3.26m (min))
UPVC double glazed window to the front with far reaching field views, coving to the ceiling, and central heating radiator.

BEDROOM THREE
10'7" x 12'4" (max) x 10'0" (min) (3.23m x 3.78m (max) x 3.06m (min))
UPVC double glazed window to the rear, coving to the ceiling, and central heating radiator.

BEDROOM FOUR
7'8" x 8'8" (max) x 4'7" (min) (2.34m x 2.65m (max) x 1.42m (min))
UPVC double glazed window to the front, fitted storage to the bulkhead, and central heating radiator.

BATHROOM
5'4" x 7'2" (1.65m x 2.20m)
Concealed cistern WC, wall-mounted wash basin with mixer tap, and panelled bath with mixer tap, shower attachment, glass screen, and partial tiling. Two frosted UPVC double glazed windows to the rear, extractor fan, spotlighting, and heated towel rail.

OUTSIDE
The front garden features planted beds with mature shrubs and flowers, along with a pathway and stone steps leading to the entrance. A tarmac driveway provides off road parking and leads to the integral garage, with far reaching rural views to the front. To the rear, the garden is tiered, with a lower paved patio and planted beds, steps rising to a decked seating area ideal for outdoor dining and entertaining, and a further lawned section bordered by attractive dry stone walling. The garden is enclosed by hedging and timber fencing and complemented by mature trees throughout.



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

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.