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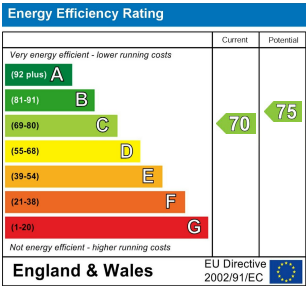


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



## Howroyd View, 46B Briestfield Road, Dewsbury, WF12 0PW

### For Sale Freehold £535,000

This superb detached family home finished to an impressive standard with a painstaking level of attention to detail and offering spacious family accommodation with panoramic views.

Property has a gas fired central heating system and sealed unit double glazed windows, this beautifully finished family home occupies an elevated position that provides stunning far reaching views. An entrance porch leads through to a flexible use room currently used as an office/snug with a guest w.c. off to the side, a utility room beyond and internal access to the double garage. Stairs lead up to the main living floor where the principal living room has patio doors leading out to a balcony that take full advantage of the panoramic views. The I-shaped dining kitchen also makes the most of the views leading out to the balcony and is fitted to a lovely standard. There are two well proportioned bedrooms on this floor served by a shower room. To the second floor the two principal bedrooms take full advantage of the views with en suite facilities to the first, eaves storage rooms to both bedrooms and additional shower room/w.c. Outside the property has well tended gardens to both the front and rear with a lovely stone paved patio ideal for outside entertaining.

Thornhill is a highly regarded rural neighborhood with many stunning, high quality homes. Only a very few of these have the situation of Howroyd View and its uninterrupted wide panorama over the valley right across to Emley Moor and its iconic mast. There are an infant and junior school, secondary school, several local shops, Post Office, Doctors' and Dentists' Practices on the doorstep.

Thornhill is highly accessible with easy access to the M1 motorway via junction 39 or 40 [North - leading to M62] and Junction 38 or 39 [South]. The major cities of Leeds, Sheffield and Manchester are close by. Local railway stations are at Dewsbury and Wakefield. The nearest airports are Leeds/Bradford, Manchester and East Midlands.



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## ACCOMMODATION

### ENTRANCE PORCH

UPVC double glazed door with UPVC double glazed windows to either side, Yorkshire stone flagged floor, UPVC double glazed door with UPVC double glazed windows into either side accessing the office/snug.

### OFFICE/SNUG

13'5" x 16'11" max x 11'11" min [4.10m x 5.17m max x 3.64m min]  
Laminate flooring, inset spotlights to the ceiling, UPVC double glazed frosted window to the side, central heating radiator, doors leading to the downstairs w.c., utility room, integral double garage and a solid oak door with single glazed windows surrounding to lead to the staircase leading to the first floor landing.



### DOWNSTAIRS W.C.

Low flush w.c., wash basin with mixer, tiled splashback and high gloss vanity cupboard. Chrome ladder style radiator, laminate flooring, extractor fan, UPVC double glazed frosted window to the side.

### UTILITY ROOM

7'4" x 13'6" [2.24m x 4.13m]  
A range of base units with laminate work surface over, laminate upstands, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a fridge and space for a dryer. Laminate flooring, central heating radiator, strip lighting, wall mounted extractor fan, opening to understairs storage, timber fire door into the integral double garage.

### INTEGRAL DOUBLE GARAGE

27'1" x 12'7" min x 18'0" max [8.28m x 3.86m min x 5.50m max ]  
Polished concrete floor, condensing boiler, water heater, electric up and over door, power and light.

### FIRST FLOOR LANDING

Inset spotlights to the ceiling, central heating radiator, doors leading to the living room, dining kitchen breakfast room, dining room, two bedrooms and house shower room/w.c. Staircase leading to the second floor landing.

### BEDROOM THREE

8'11" x 10'9" to wardrobes [2.74m x 3.29m to wardrobes]  
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding doors.

### BEDROOM FOUR

12'11" x 14'0" max x 11'7" min [3.95m x 4.29m max x 3.55m min]  
UPVC double glazed sliding patio door leading out to the rear aspect, central heating radiator.

### DINING KITCHEN

8'11" x 13'7" [2.73m x 4.16m]  
The kitchen is fitted with handmade oak wall and base units with chrome handles, granite work surface over and granite upstands, plinth lighting, downlights to the wall cupboards, inset spotlights to the ceiling, space for Range cooker, granite splashback with chrome extractor over, tiled floor, integrated freezer, integrated fridge, integrated Beko dishwasher, 1 1/2 stainless steel sink and inset drainer, vaulted ceiling, two UPVC double glazed windows to the side enjoying the panoramic views. A breakfast bar and archway leading into the dining room.



### DINING ROOM

10'5" x 18'0" max x 16'2" min [3.20m x 5.51m max x 4.93m min]  
Pitched sloping ceiling with inset spotlights and a ceiling fan. Large UPVC double glazed window enjoying the panoramic views to the front, central heating radiator, UPVC double glazed patio doors to the balcony.



### LIVING ROOM

14'0" x 17'11" [4.28m x 5.47m]  
Inset spotlights to the ceiling, ceiling fan, UPVC double glazed frosted window to the side, wall mounted electric fire and UPVC double glazed sliding patio doors leading out onto the front elevated balcony.

### BALCONY

Timber construction with glass balustrade and enjoys the superb panoramic views. Can be accessed from both the dining room and living room. Outside light.

### SECOND FLOOR LANDING

Central heating radiator, Velux double glazed window with built in blind, doors leading to the bedrooms and shower room/w.c.

### BEDROOM ONE

12'11" x 16'4" [3.94m x 4.98m]  
Two UPVC double glazed windows to the front having superb panoramic views, fitted high gloss wardrobes to one wall and dressing table, central heating radiator, ceiling fan, inset spotlights to the ceiling, doors to the large store room with light and to the modern en suite shower room/w.c.



### EN SUITE/W.C.

6'1" x 7'4" [1.87m x 2.26m]  
Enclosed fully tiled shower cubicle with mixer shower, part tiled walls, tiled floor, large ceramic wash basin with mixer tap built into high gloss vanity cupboards, UPVC double glazed window frosted window, chrome ladder style radiator inset spotlights and extractor fan.

### SHOWER ROOM/W.C.

6'2" x 6'10" [1.88m x 2.09m]  
Enclosed fully tiled shower cubicle with bi-folding doors and mixer shower, part tiled walls, tiled floor, large ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear.

### BEDROOM TWO

11'1" x 16'6" [3.40m x 5.03m]  
UPVC double glazed window to the front enjoying the panoramic views, central heating radiator, inset spotlights to the ceiling, ceiling fan, fitted high gloss wardrobes to one wall and a dressing table. Door to the store room with light.

### OUTSIDE

To the front there is an attractive lawned garden with planted borders, I-shaped tarmac driveway providing ample off road parking for at least four vehicles. An integral double garage with outside lighting. Stone steps, stone wall and pebbled edges leading to the low maintenance rear aspect with large paved patio area, water point connection, raised planted border and timber panelled fences.



### COUNCIL TAX BAND

The council tax band for this property is F

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.