Richard Kendall Estate Agent

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35 Whitley Road, Thornhill, Dewsbury, WF12 0LP

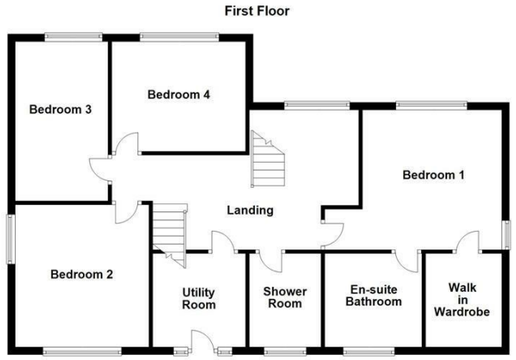
For Sale Freehold No Onward Chain £475,000

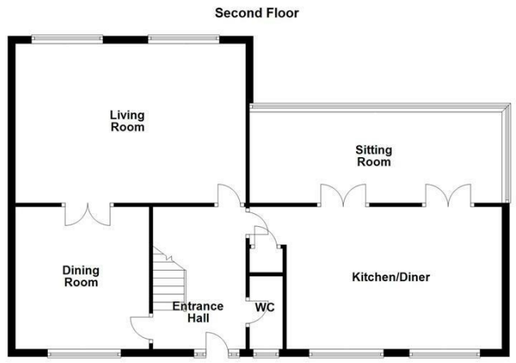
With breathtaking views of the open countryside and Emley Mast from this exceptional four-bedroom detached executive home. With a generous 2,400 square feet of flexible living space, this property is a perfect blend of luxury and practicality, featuring UPVC double glazing and gas central heating throughout.

Step inside to an inviting entrance hall that leads to a well appointed downstairs w.c., a charming dining room and a living room that provides stunning panoramic vistas toward Emley Mast. The spacious kitchen/diner, adjacent to a further sitting room, lets you soak in the beautiful views while you entertain or enjoy family meals. Descend to the lower ground floor to find a convenient porch, utility room, a family bathroom and four generously sized bedrooms, including a main suite complete with an en-suite bathroom and walk-in wardrobe. Outside, the property boasts a stylish tarmacadam driveway with a sleek glass and chrome balustrade, allowing for off street parking for two vehicles, and an additional driveway leading to the garage offers parking for two more. The expansive private rear garden is a true oasis, featuring a lush lawn surrounded by mature plants, trees, and shrubs, highlighted by a beautifully terraced patio, ideal for entertaining guests or enjoying the tranquillity of the outdoors. This remarkable home is being offered with no chain, making it an excellent opportunity.

Located in the desirable Thornhill area, you will be just minutes away from local schools such as Thornhill Community Academy and a wealth of amenities. Nature enthusiasts will appreciate the idyllic nearby walking paths with stunning views, perfect for dog walks. For commuters, the motorway network and railway links to Leeds are conveniently close.

Don't miss your chance to experience the quality and spaciousness of this extraordinary property and arrange your internal viewing today, so that you can fully appreciate all it has to offer.



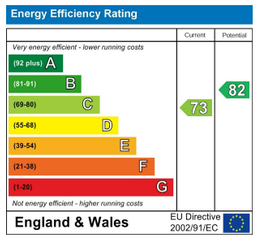


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
UPVC double glazed front entrance door with UPVC double glazed frosted windows to either side, central heating radiator, loft access, coving to the ceiling, doors leading to the w.c., kitchen diner, living room and dining room. Staircase leading to the lower floor.

W.C.
Low flush w.c., central heating radiator, pedestal wash basin with mixer tap and tiled splashback, coving to the ceiling, UPVC double glazed frosted window to the front.

DINING ROOM
11'7" x 13'7" (3.55m x 4.16m)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator and double doors into the living room.

LIVING ROOM
13'6" x 19'6" (4.14m x 5.95m)
Coving to the ceiling, living flame effect gas fire in chrome on a granite hearth with granite interior and wooden surround. Two UPVC double glazed windows enjoying panoramic views towards Emley Mast. Central heating radiator. Two wall light points.

KITCHEN DINER
11'8" x 22'3" max x 19'9" min (3.57m x 6.80m max x 6.03m min)
A range of wall and base units with granite work surface over and granite upstands, 1 1/2 sink and drainer with mixer tap, Range cooker with six ring gas hob having stainless steel splash back and cooker hood over, laminate flooring, recess for American style fridge freezer, two UPVC double glazed windows to the front, inset spotlights and coving to the ceiling, two sets of French doors into the sitting room, central heating radiator, display cabinets and downlights, integrated Hotpoint dishwasher. Airing cupboard with timber door.

SITTING ROOM
8'3" x 22'4" (2.53m x 6.81m)
Central heating radiator, UPVC double glazed windows to two sides taking full advantage of the spectacular views beyond and having window seats, laminate flooring, two wall light points.

LOWER GROUND FLOOR
Further staircase leading down to the rear porch. Two central heating radiators, coving to the ceiling, doors leading to bedrooms, shower room and utility room. UPVC double glazed window to the rear.

REAR PORCH
UPVC double glazed door leading out to the enclosed rear garden with UPVC double glazed windows to the side and rear. Laminate flooring, central heating radiator, pitched sloping ceiling.

UTILITY ROOM
8'2" x 7'4" (2.49m x 2.26m)
A range of wall and base units with laminate work surface over, tiled splashback, wall mounted combi condemning boiler, stainless steel sink and drainer with mixer tap, plumbing and drainage for undercounter washing machine, UPVC double glazed door with UPVC double glazed frosted windows to either side accessing the front. Central heating radiator, coving to the ceiling, inset spotlights to the ceiling.

SHOWER ROOM/W.C.
8'2" x 6'3" (2.49m x 1.93m)
Three piece suite comprising larger than average shower cubicle with curved door and mixer shower, low flush w.c. with concealed cistern and a wash basin with chrome mixer tap set into vanity cupboards and laminate work surface, UPVC double glazed frosted window to the front, tiled walls, tiled floor, ladder style radiator, inset spotlights to the ceiling.

BEDROOM ONE
12'2" x 15'6" max x 12'2" min (3.71m x 4.73m max x 3.72m min)
UPVC double glazed window to the rear, central heating radiator, further UPVC double glazed window to the side, doors into the walk in wardrobe and en suite bathroom/w.c.

WALK IN WARDROBE
8'2" x 6'7" (2.51m x 2.03m)
Fixed hanging rails and shelving. Light.

EN SUITE BATHROOM/W.C.
8'5" x 8'2" (2.59m x 2.51m)
Four piece suite comprises four piece suite with larger than average shower cubicle with double doors and mixer shower, ceramic wash basin with mixer tap set into vanity cupboards, low flush w.c. and a corner panelled bath. Inset spotlights to the ceiling, tiled walls, UPVC double glazed frosted window to the front and a ladder style radiator.

BEDROOM TWO
13'7" x 11'7" (4.15m x 3.55m)
UPVC double glazed window to the side and front enjoying a dual aspect, coving to the ceiling, central heating radiator.

BEDROOM THREE
8'1" x 13'7" (2.48m x 4.15m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

BEDROOM FOUR
9'3" x 11'0" (2.83m x 3.36m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

OUTSIDE
Tarmacadam driveway providing off road parking for at least two vehicles, a further driveway with space for two cars and a single detached garage with electric roller door, power and light. Paved pathways to either side with one side having carport and seating area, strip lighting and power socket. The rear garden has a large paved patio area having a stone built BBQ area and panoramic views, which makes this area ideal for entertaining and dining purposes. Uplights to the solid stone wall surrounds and planted borders. Steps lead down to the attractive lawn, Victorian upstand lights, timber panelled fence surrounds and bushes bordering. A store room with UPVC entrance door beneath the property.

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.