Richard Kendall Estate Agent

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8 Denby View, Thornhill, Dewsbury, WF12 0ER

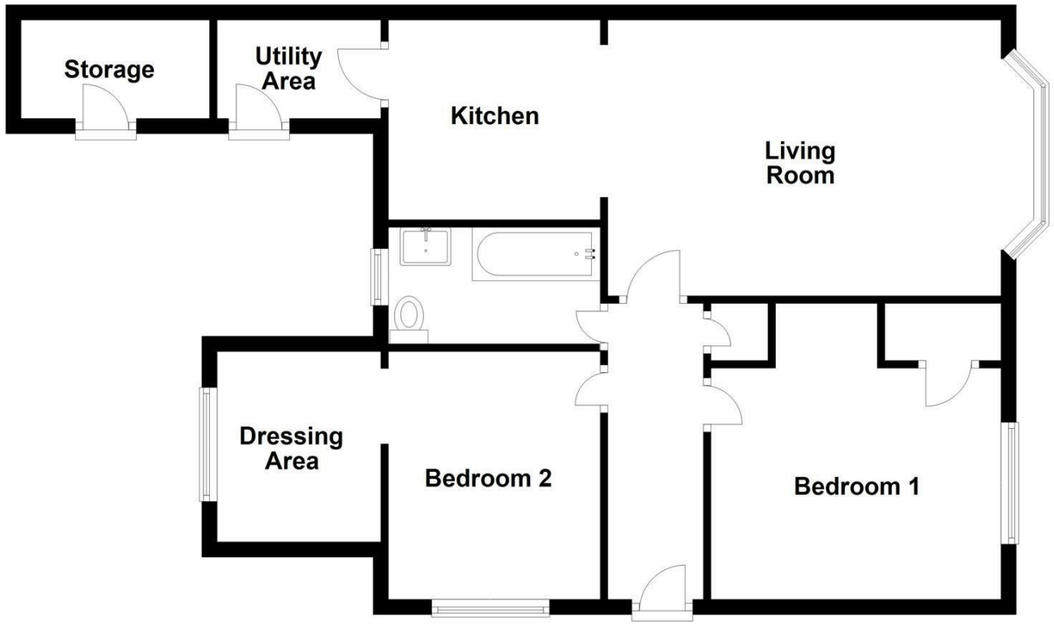
For Sale Freehold £175,000

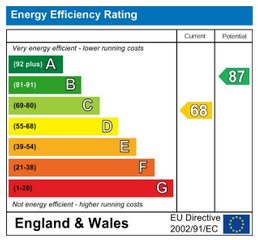
Offered for sale and with immediate vacant possession is this deceptively spacious two bedroom semi detached true bungalow in the heart of Thornhill offering off street parking, rear garden and soaring views over the Denby Dales. This is one not to be missed and only an internal viewing will truly show what the property has to offer.

The property briefly comprises hallway, living room and dining kitchen with utility off, two bedrooms with extra dressing area and bathroom. Enclosed and well presented rear garden.

Only six miles from Wakefield City Centre or four miles to Junction 39 of M1 motorway, therefore providing an ideal location for the commuter to access the Northern Motorway Network.

Ground Floor





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.

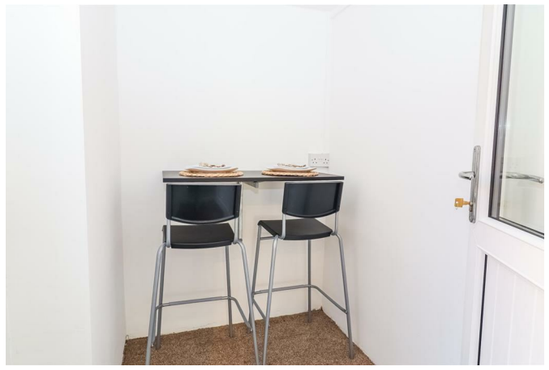
ACCOMMODATION

HALLWAY
UPVC composite door with double glazed panels. Central heating radiator, doors leading to the bedrooms, bathroom and living room/w.c. Storage cupboard.

LIVING ROOM
11'10" x 14'6" (3.62m x 4.43m)
Central heating radiator, UPVC double glazed bay window to the front.

KITCHEN
9'2" x 9'5" (2.81m x 2.89m)
A range of modern fitted wall and base units, laminate work surface over, integral fridge freezer, plumbing for a washing machine, integral double oven, four ring electric hob with extractor hood over, UPVC double glazed window to the rear aspect, central heating radiator, UPVC composite door leading to the utility.

UTILITY AREA
4'2" x 6'4" (1.29m x 1.95m)
Currently used as a breakfast area but could be used for a variety of purposes. UPVC composite door leading to the rear garden.



BEDROOM ONE
12'5" x 9'11" (3.80m x 3.03m)
UPVC double glazed window to the front, UPVC double glazed window to the side, central heating radiator, door to the storage cupboard.

BEDROOM TWO
12'0" x 9'2" (3.67m x 2.8m)
UPVC double glazed window to the side aspect, central heating radiator, opening into dressing area.

DRESSING AREA
8'2" x 7'0" (2.51m x 2.14m)
central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
5'0" x 8'11" (1.53m x 2.72m)
Modern suite comprising low flush w.c., pedestal sink basin with vanity unit, panelled bath with chrome mixer tap and shower over having shower screen. Fully tiled walls and floor. Chrome ladder style towel rail.

OUTSIDE
To the front of the property there is paved and gravelled driveway providing parking for one car. Laid to lawn garden with wooden fence surrounding. Paved pathway and gated entrance into the rear garden. The rear garden has a patio area. Raised laid to lawn garden with paved steps. Pebbled area and further paved patio seating area. There is a timber shed and a brick built outhouse with power, light, UPVC double glazed window and UPVC composite door.

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

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.