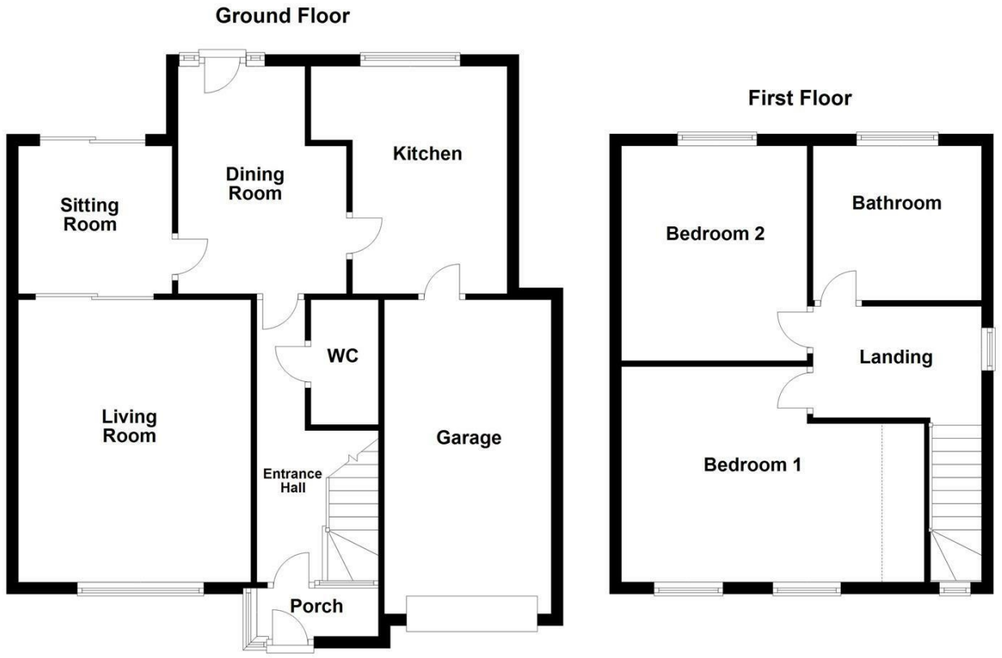

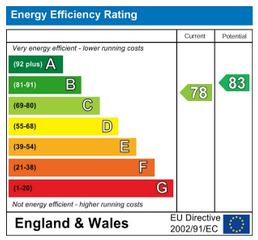

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

Richard Kendall Estate Agent

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126 Edge Lane, Thornhill, Dewsbury, WF12 0HB

For Sale Freehold Offers In The Region Of £210,000

Situated in Thornhill is this extended and generously sized two bedroom detached home, ideal for the professional couple or growing family, benefitting from ample off road parking, integral garage and low maintenance rear garden.

The property briefly comprises of entrance porch into entrance hall, downstairs w.c., dining room, living room, sitting room, kitchen and integral garage. To the first floor landing there are two bedrooms and family bathroom/w.c. Loft room, with potential to be a third bedroom, subject to correct planning consent. Outside to the front of the property the garden is mostly lawned with a tarmacadam driveway providing off road parking leading to the garage. Whilst to the rear, there is a low maintenance paved garden with double gate providing access to further off road parking. The property also benefits from solar panels which are owned outright and generates a substantial income.

Located in Thornhill, this property is ideally located for all local shops and amenities including local schools, whilst only being a short drive away from Dewsbury, Horbury, Ossett and Huddersfield.

This property has huge potential to extend, subject to planning consent and would be ideal for the growing family. Only a full internal inspection will reveal everything this property has to offer and an early viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH
6'8" x 2'9" (2.04m x 0.84m)
UPVC double glazed windows to the front, UPVC stained glass frosted window and door leading into the entrance hall.

ENTRANCE HALL
5'9" x 15'9" (max) x 8'5" (min) (1.77m x 4.82m (max) x 2.57m (min))
Central heating radiator, door to understairs storage, downstairs w.c., kitchen, dining room and living room. Stairs to the first floor landing.

LIVING ROOM
15'2" x 12'10" (4.63m x 3.92m)
Central heating radiator, UPVC double glazed window to the front, electric fire with marble hearth, surround and wooden mantle. Coving to the ceiling and sliding doors leading into the sitting room.

SITTING ROOM
9'4" x 8'2" (2.85m x 2.51m)
Central heating radiator, set of UPVC double glazed sliding door leading out to the rear garden, coving to the ceiling and door into the dining room.

DINING ROOM
9'4" x 12'8" (max) x 8'5" (min) (2.85m x 3.87m (max) x 2.58m (min))
Central heating radiator, door leading into the kitchen, coving to the ceiling and UPVC stained glass windows and door leading out to the rear garden.

KITCHEN
12'3" x 11'3" (max) x 8'6" (min) (3.75m x 3.43m (max) x 2.61m (min))
Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, space and plumbing for an under counter dishwasher, washing machine and dryer. Central heating radiator, UPVC double glazed window to the rear and door leading into the integral garage.

GARAGE
9'3" x 17'6" (2.83m x 5.35m)
Power and light within. Electric up and over door.

FIRST FLOOR LANDING
UPVC double glazed windows to the side and front. Doors to two bedrooms and bathroom/w.c. Loft access to loft room.

BEDROOM ONE
11'11" x 13'8" (max) x 9'4" (3.65m x 4.17m (max) x 2.85m)
Central heating radiator, set of fitted wardrobes with sliding doors and two UPVC double glazed windows to the front.

BEDROOM TWO
11'9" x 9'4" (3.59m x 2.85m)
Central heating radiator, range of fitted cupboards and UPVC double glazed window to the rear.

BATHROOM/W.C.
8'6" x 9'3" (2.61m x 2.84m)
Pedestal wash hand basin with stainless steel mixer tap, low flush w.c., bidet, corner bath with stainless steel mixer tap and corner shower cubicle with electric shower and glass shower screen. UPVC double glazed frosted window to the rear, central heating radiator and LED ceiling spotlights.

LOFT ROOM
Skylights to the ceiling, power and light within. Potential to be used as a bedroom, subject to the correct planning consent.

OUTSIDE
To the front of the property the garden is predominantly laid to lawn with planted borders and walled surround. Tarmacadam driveway providing off road parking leading to the integral garage with electric up and over door. Pathway leading to the front porch. Whilst to the rear, the garden is mostly paved with slate areas and planted borders. The garden has walled surround and double gates opening up to a car port providing further off road parking.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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.

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