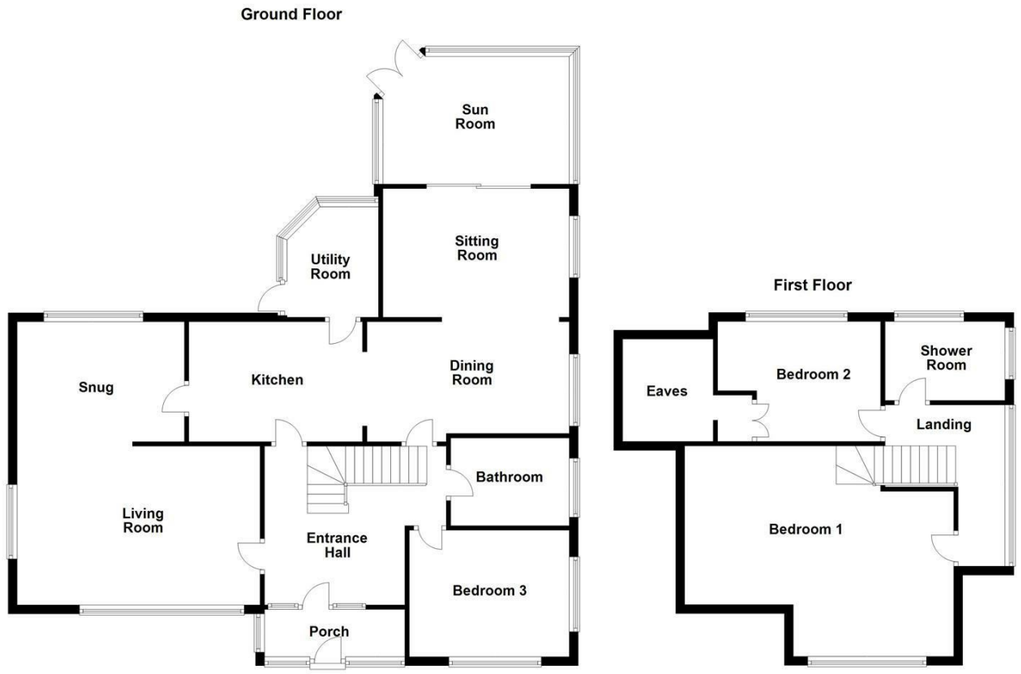
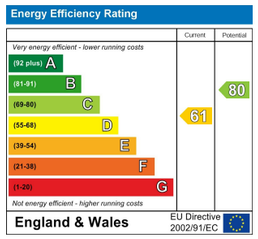


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

6 Hostingley Lane, Thornhill, Dewsbury, WF12 0JB

For Sale Freehold £425,000

This detached dormer bungalow, positioned with a commanding view overlooking the park, offers an array of desirable features. Boasting three double bedrooms and three reception rooms, it provides ample space for comfortable living. The property is enhanced by landscaped gardens to both the front and rear, while a large block paved driveway, coupled with a detached double garage, ensures convenient off road parking.

The accommodation, which has UPVC double glazing and gas central heating, comprises of front porch, large entrance porch, bedroom three with a dual aspect, living room with snug off, house bathroom/w.c., kitchen with integral appliances, utility room off and dining room, which then leads into the sitting room with sun room off. To the first floor landing there two further double bedrooms and modern shower room/w.c. Outside, the front is accessed via double cast gates providing access onto a block paved driveway providing off road parking for at least four vehicles and to the double detached garage with electric up and over door. The front garden is beautiful with lawn, water feature and attractive borders. To the side of the property the front lawn continues and accesses the rear garden. The landscaped rear garden has lawn, timber decked patios, wooden pergola areas, timber summerhouse, two potting sheds and with manicured borders surrounding.

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. Local bus routes travel to Wakefield, Dewsbury and Huddersfield.

Only a full internal inspection will reveal all that is on offer at this quality home.

ACCOMMODATION

PORCH
UPVC double glazed front entrance door leading into the porch with UPVC double glazed windows. UPVC door into the entrance hall with UPVC double glazed windows to either side.

ENTRANCE HALL
11'8" x 13'5" max x 10'4" min (3.56m x 4.09m max x 3.16m min)
Staircase leading to the first floor landing, central heating radiator, coving to the ceiling, doors to the living room, kitchen, dining room, downstairs bathroom and bedroom three.

LIVING ROOM
17'10" x 11'8" (5.45m x 3.58m)
UPVC double glazed windows to the front and side, coving to the ceiling, central heating radiator, multi fuel cast iron burner on a slate hearth inset to the chimney breast with decorative tiles. Archway into the snug.

SNUG
7'9" x 12'3" (2.37m x 3.75m)
UPVC double glazed window to the rear aspect, central heating radiator and door into the kitchen.

BEDROOM THREE
9'4" x 11'11" (2.86m x 3.65m)
UPVC double glazed windows to the front and side, central heating radiator.

HOUSE BATHROOM/W.C.
8'9" x 6'3" (2.69m x 1.92m)
Panelled bath with mixer tap, mixer shower over and bi-fold shower screen. Wash basin with mixer tap built into vanity cupboards and laminate work surface, vanity mirror, wall mounted shaver socket point, tiled floor, tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the side, UPVC cladding with chrome strips to the ceiling and inset spotlights, extractor fan to the ceiling.

KITCHEN
12'10" x 8'11" (3.92m x 2.74m)
A range of wall and base units with a granite work surface over and granite upstand above, ceramic 1 1/2 sink with a drainer cut into the work surface and a mixer tap. Integrated Lamona oven and grill, integrated Lamona microwave, four ring ceramic hob with cooker hood over, downlights to the wall cupboards, UPVC double glazed window to the rear, inset spotlights to the ceiling, UPVC double glazed door into the utility room, archway into the dining area, integrated dishwasher, two integrated under counter fridges, laminate flooring, inset spotlights to the ceiling.

UTILITY ROOM
8'1" x 6'9" (2.47m x 2.06m)
Base units with chrome handles, laminate work surfaces, plumbing and drainage for a washing machine, tiled walls, laminate flooring, central heating radiator, pitched sloping ceiling with inset spotlights. UPVC double glazed windows to three sides, composite rear entrance door.

DINING ROOM
14'11" x 8'10" max x 8'3" min (4.55m x 2.71m max x 2.53m min)
UPVC double glazed window to the side, coving to the ceiling, central heating radiator, archway into the sitting room.

SITTING ROOM
9'6" x 13'2" (2.91m x 4.02m)
Coving to the ceiling, central heating radiator, UPVC double glazed window to the side, cast iron multifuel burner set into slate hearth, UPVC double glazed sliding patio doors leading into the sun room.

SUN ROOM
9'5" x 13'8" (2.88m x 4.18m)
UPVC double glazed windows to three sides, UPVC double glazed French doors leading to the rear garden, pitched sloping ceiling, inset spotlights, ceiling fan. Power.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, central heating radiator, doors to two bedrooms and shower room/w.c.

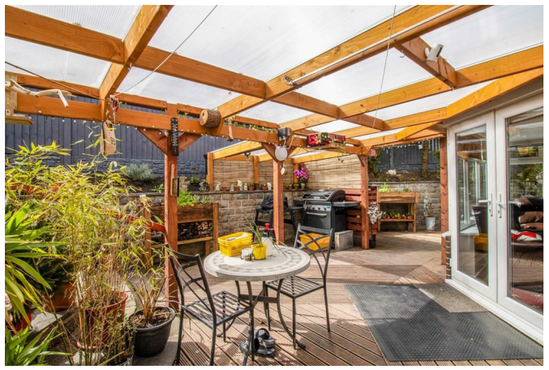
BEDROOM ONE
20'11" x 12'5" max x 11'6" min (6.40m x 3.81m max x 3.53m min)
UPVC double glazed window to the front elevation enjoying the park views. Two central heating radiators.

BEDROOM TWO
8'11" x 12'0" (2.74m x 3.68m)
UPVC double glazed window to the rear elevation, central heating radiator and a built in bi-folding timber door into the boiler cupboard, which also provides access into large eaves storage.

EAVES STORAGE
7'6" x 6'8" (2.31m x 2.04m)

SHOWER ROOM/W.C.
8'10" x 5'9" (2.70m x 1.77m)
Tiled walls and floor. A modern suite with low flush w.c. with concealed cistern, wash basin with vanity cupboards and work surface, walk in shower cubicle with shower screen, mixer shower with rain shower head and separate shower attachment. Vanity mirror with lights, two UPVC double glazed frosted windows.

OUTSIDE
A double cast iron gate opens onto the large block paved driveway providing off road parking for four vehicles with privet hedges bordering. A detached double garage with twin electric up and over doors, three UPVC double glazed windows and UPVC door to the side. Block paved pathway to the entrance and an attractive lawned front garden with built in water feature, planted borders and privet hedges. Two outside lights. The attractive lawned gardens flows down the side of the property with planted border. Double outside power socket. Outside lighting to the side and water point. Timber gate providing access into the rear garden. There is a timber wooden pergola with log store, timber decked patio area with further timber pergola and plastic roof providing a perfect place for entertaining and dining purposes. An attractive lawned garden with planted borders and steps, water point connection and paved pathway to two timber potting sheds. Brick built outhouse with timber door and opens into a timber summerhouse with double glazed windows and French doors having timber seating area.



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

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.