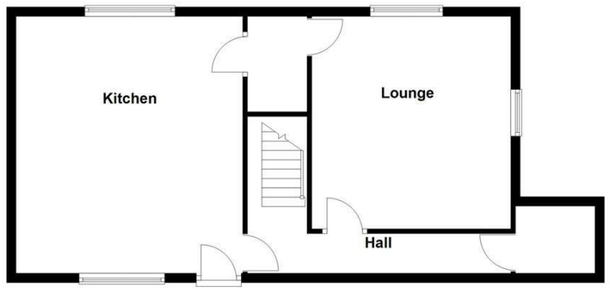
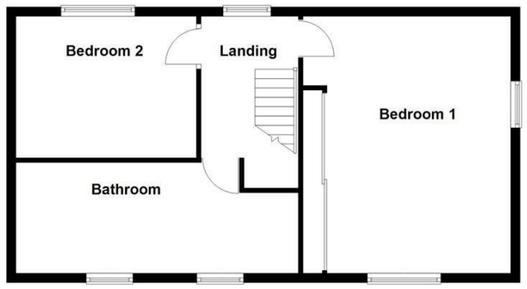
Ground Floor



First 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.

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

Combs Hall, 67 Combs Road, Dewsbury, WF12 0LB

For Sale Freehold Starting Bid £130,000

For sale by Modern Method of Auction; Starting Bid Price £130,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled in the sought after area of Thornhill, this charming Grade II listed detached property, built in 1661, is full of character and original features. Occupying a generous plot, the home boasts ample driveway parking, brick outbuildings, and beautifully maintained wrap-around gardens.

The accommodation comprises a fitted kitchen, a spacious lounge, and a useful storage cellar. To the first floor, there are two well proportioned bedrooms and a spacious family bathroom, all enhanced by the property's original features.

Externally, the extensive gardens encircle the home, providing an excellent opportunity for outdoor living and further development, subject to the necessary planning consents.

Perfectly positioned for local shops, schools, and amenities, the property also enjoys outstanding views over Dewsbury, Ossett, and Wakefield. Its location offers convenient access to nearby towns including Wakefield and Huddersfield, making it both a peaceful retreat and a well-connected home.

This is a rare opportunity to acquire a unique property with immense scope to create a truly special residence. Early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

ACCOMMODATION

KITCHEN
18'0" x 15'11" (5.50m x 4.86m)
Wooden front entrance door into the kitchen. Two single glazed, wood framed windows to the front and rear, original stone feature fireplace and chimney, stunning original features including exposed wooden beams. A range of wall and base units, 1 1/2 sink and drainer with mixer tap and built in drainer. Integrated oven, integrated microwave, space for a washing machine, integrated fridge/freezer. A door leads through to the hallway and another to an inner hall, which provides access down to the storage cellar.

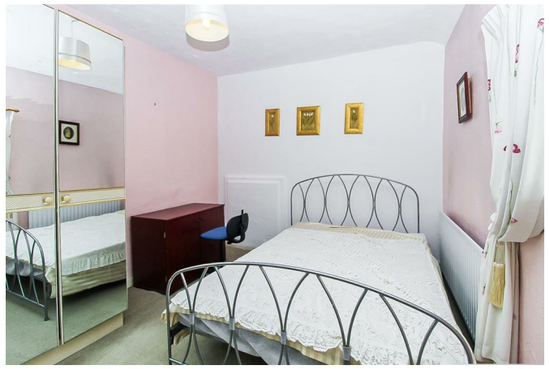
HALLWAY
Access to the lounge, a built in storage cupboard to the side and the original carved staircase to the first floor landing.

LOUNGE
14'11" x 13'11" (4.55m x 4.26m)
Single glazed, wood framed windows to the front and side elevations, a central heating radiator, and a fireplace with a wooden surround. Original details include exposed ceiling beams.

FIRST FLOOR LANDING
Access to a partially bordered loft, two bedrooms and a spacious family bathroom.

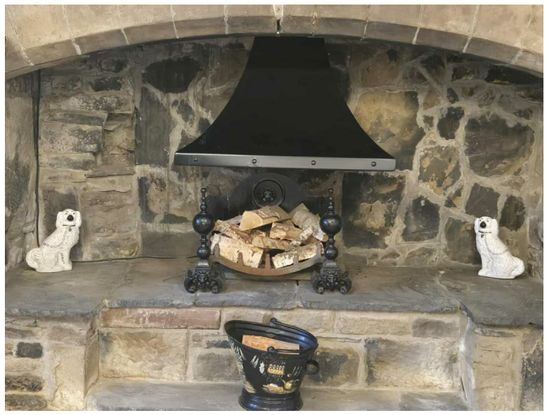
BEDROOM ONE
18'0" x 14'7" (5.50m x 4.45m)
Single glazed, wood framed windows to the front and side elevations, a central heating radiator, and fitted wardrobes with sliding mirrored doors to one side.

BEDROOM TWO
12'8" x 9'11" (3.87m x 3.03m)
Single glazed, wood framed window to the rear elevation, a central heating radiator, and fitted wardrobes to one side.



BATHROOM
19'10" x 7'10" (6.05m x 2.4m)
Single glazed, wood framed windows to the front elevation, partially tiled walls, spotlights to the ceiling. A spacious five piece suite with a walk in double shower cubicle, wall mounted shower, panelled bath, wash basin, low flush W.C., and bidet.

OUTSIDE
Externally, the property sits on an extensive plot with a former brewhouse outbuilding to the side elevation. This has potential to be extended, connected, or converted into an annex (subject to planning permissions). There is ample driveway parking to one side with gated entry, low maintenance lawns, and an original well feature in the middle. Additional features include a side lawn, outbuildings, and steps leading up to further rear lawns with seating areas and spacious wrap around gardens.



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

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 OSSETT
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.