



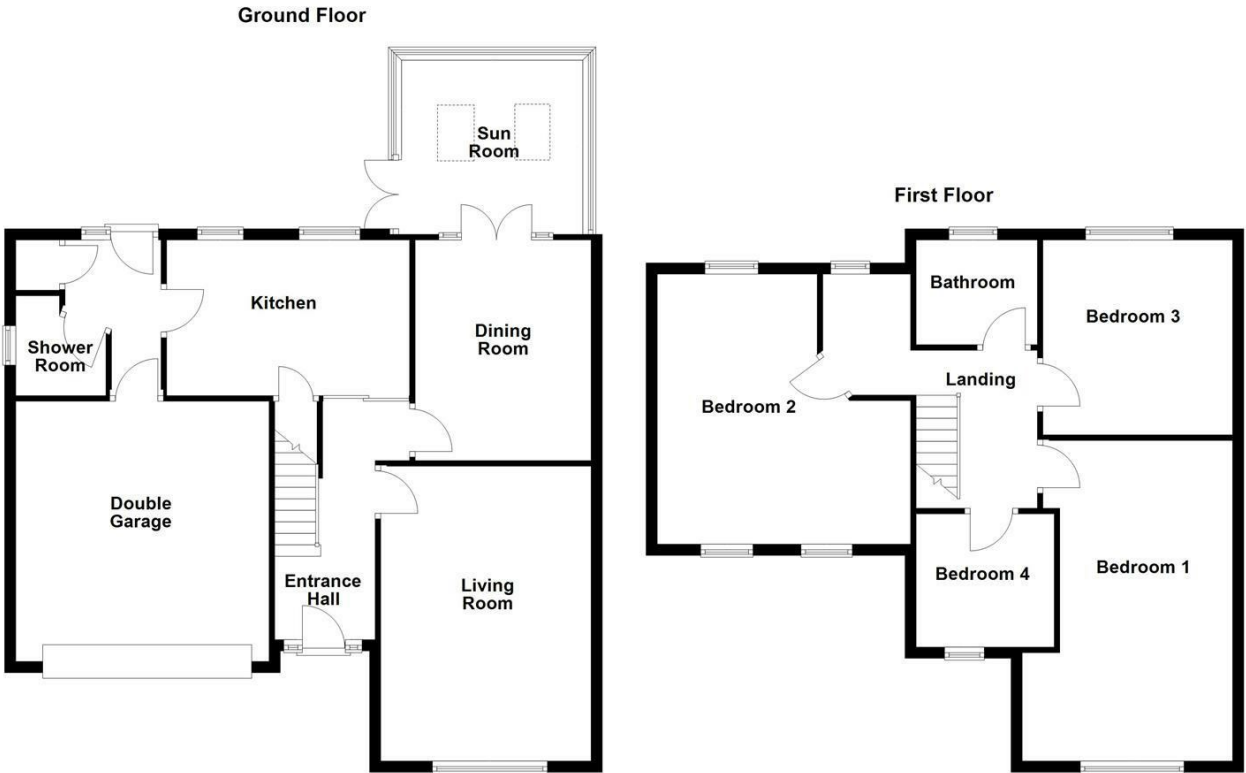
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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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.



2 Frank Lane, Thornhill, WF12 0JS

For Sale Freehold Offers Over £375,000

Situated in Thornhill is this four bedroom detached family home sitting on a generous sized plot, requiring general updating and offering plenty of potential with spacious accommodation, driveway with double garage and an attractive rear garden.

The property briefly comprises of the entrance hall, living room, dining room, sun room, kitchen, rear hallway leading to the shower room and double garage. The first floor landing leads to four bedrooms and house bathroom. Outside to the front is a tiered garden incorporating lawned area with planted features, a set of steps and a double garage. To the rear is a further tiered garden, mainly laid to lawn with paved patio areas, perfect for al fresco dining and a timber shed.

The property is within walking distance to local amenities and schools located within Thornhill, with main bus routes running to and from Dewsbury town centre. As well as the M1 motorway being only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Timber door with feature stained glass, stairs to the first floor landing, central heating radiator, doors to the living room, dining room and kitchen.

LIVING ROOM

17'3" x 12'4" [5.28m x 3.77m]

Timber framed double glazed window to the front, central heating radiator, coving to the ceiling, ceiling rose and provision for an electric fire with wooden hearth, surround and mantle.



DINING ROOM

12'10" x 10'8" [max] x 10'3" [min] [3.93m x 3.26m [max] x 3.14m [min]]

Coving to the ceiling, ceiling rose, a set of UPVC double glazed French doors to the sun room, central heating radiator and a gas fireplace with marble hearth, surround and wooden mantle.

SUN ROOM

10'4" x 10'11" [3.15m x 3.34m]

Surrounded by UPVC double glazed windows, ceiling fan, light, two wall lights, central heating radiator, two velux skylights and a set of UPVC double glazed French doors to the rear garden.



KITCHEN

14'4" x 9'0" [max] x 8'5" [min] [4.38m x 2.76m [max] x 2.58m [min]]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven, four ring gas hob with extractor hood, integrated fridge/freezer with space for a washing machine and dryer. Two timber framed double glazed windows to the rear, spotlights, central heating radiator and useful understairs cupboard off the kitchen currently used as a pantry.

REAR HALLWAY

Timber framed rear door, spotlights, central heating radiator and doors to the shower room and garage. Cupboard with boiler and hot water tank.

SHOWER ROOM/W.C.

5'2" x 6'4" [max] x 4'0" [min] [1.6m x 1.95m [max] x 1.24m [min]]

Three piece suite comprising low flush w.c., ceramic wash basin and shower cubicle with thermostatic shower and shower screen. UPVC double glazed frosted window to the side, spotlights, extractor fan and central heating radiator.

DOUBLE GARAGE

15'3" x 14'6" [4.66m x 4.44m]

Electric up and over door, power and light.

FIRST FLOOR LANDING

Timber framed double glazed window to the rear, two central heating radiators, access to the storage eaves and loft access. Doors to four bedrooms and house bathroom.

BEDROOM ONE

18'10" x 12'4" [max] x 13'5" [min] [5.75m x 3.77m [max] x 4.09m [min]]

Hardwood timber double glazed window to the front, two central heating radiators, coving to the ceiling.



BEDROOM TWO

14'5" x 15'10" [max] x 8'3" [min] [4.41m x 4.84m [max] x 2.54m [min]]

Timber framed double glazed windows to the front and rear, two central heating radiators and access to the storage eaves.



BEDROOM THREE

11'1" x 11'5" [3.4m x 3.5m]

Timber framed original window to the rear, coving to the ceiling and central heating radiator.

BEDROOM FOUR

8'5" x 8'11" [max] x 8'2" [min] [2.58m x 2.74m [max] x 2.51m [min]]

Central heating radiator, coving to the ceiling and timber framed double glazed window to the front.

BATHROOM/W.C.

6'2" x 7'4" [1.88m x 2.25m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with separate thermostatic shower. Timber framed frosted single glazed window, central heating radiator, spotlights, extractor fan and fitted storage.



OUTSIDE

To the front of the property is a tiered garden incorporating lawned areas with planted features, a set of steps and a concrete driveway providing off road parking for several vehicles leading to the double integral garage. To the rear is a tiered garden, mainly laid to lawn incorporating mature trees, shrubs and flowers, two paved patio areas, perfect for outdoor dining and entertaining and a timber shed. There is a useful garden store under the sun room, as well as a security light and outside tap.



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.