



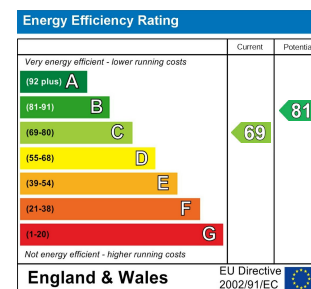
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46 Daleside, Thornhill Edge, Dewsbury, WF12 0PJ

For Sale Freehold £545,000

Superbly appointed throughout and enjoying open views to the front of fields and adjoining countryside is this spacious and versatile four bedroom detached executive home with beautifully landscaped tiered garden to the rear.

With underfloor heating throughout, the property briefly comprises of the entrance hall, access down to the double garage on the lower ground floor. The living room, dining room and kitchen are located on the ground floor. Stairs lead to the first floor landing leads to two bedrooms, bathroom/w.c., the utility room and a double doored storage cupboard. The second floor provides access to the sitting room and the principal bedroom boasting en suite facilities. A further set of stairs lead to the third floor which in turn leads to bedroom four and the storage eaves. Outside to the front is a tarmac driveway providing off road parking leading to the double garage and stone paved steps leading to the front door with a patio/balcony area to the front overlooking the stunning rural views. To the rear is a beautiful landscaped tiered garden incorporating planted beds, artificial lawn and wooden and composite decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is within the sought after location of Thornhill with great access to the local amenities and schools located nearby, with main bus routes running to and from Huddersfield and Wakefield city centre. The M62 and M1 motorway links are only a short drive away, perfect for the commuter looking to travel further afield.

Simply a stunning home, this property deserves a full internal inspection to appreciate the accommodation on offer and an early viewing is highly advised to avoid disappointment.

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.

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and Normanton office 01924 899870.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

An opening to the dining room, door through to the living room, stairs down to the lower ground floor to the garage and stairs providing access to the second floor.

LIVING ROOM

16'1" x 22'6" [4.92m x 6.86m]

Set of UPVC double glazed sliding doors leading out to the balcony. UPVC double glazed window to the rear and decorative gas fireplace built into chimney breast.



DINING ROOM

9'9" x 12'5" [2.99m x 3.8m]

Opening through to the kitchen and UPVC double glazed window to the front.

KITCHEN

12'5" x 8'11" [3.81m x 2.73m]

UPVC double glazed window to the side, spotlights to the ceiling, range of modern wall and base units with laminate work surface over, inset sink with mixer tap and pyrex splash back, four ring induction hob with stainless steel extractor hood above. Space and plumbing for an American style fridge/freezer, integrated dishwasher and integrated oven.

DOUBLE GARAGE

23'5" x 16'5" [7.14m x 5.02m]

Power and light, electric up and over door.

FIRST FLOOR LANDING

Access to the second floor landing, doors to two bedrooms, utility room and bathroom/w.c. Access to a double doored storage cupboard.

UTILITY

14'6" x 6'2" [max] x 2'8" [min] [4.44m x 1.9m [max] x 0.83m [min]]

Fitted storage cupboard, UPVC double glazed frosted door and windows to the side, spotlights to the ceiling and extractor fan. Range of wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer. Sink and drainer with mixer tap and partial tiled splash back.

BATHROOM/W.C.

6'2" x 7'1" [1.89m x 2.16m]

Spotlights to the ceiling, extractor fan, chrome ladder style radiator, UPVC double glazed frosted window to the side, low flush w.c., ceramic wash basin built into a storage unit and mixer tap and P-shaped bath with mixer tap, built in jets and overhead shower.



BEDROOM TWO

11'0" x 9'1" [3.36m x 2.77m]

UPVC double glazed window to the rear.



BEDROOM THREE

9'4" x 9'3" [2.86m x 2.84m]

UPVC double glazed window to the rear.

SECOND FLOOR LANDING

Loft access, spotlights to the ceiling, further staircase to the third floor and doors to the sitting room and bedroom one.

SITTING ROOM

15'9" x 12'11" [max] x 11'5" [min] [4.81m x 3.95m [max] x 3.5m [min]]

Surrounded by UPVC double glazed windows with integrated blinds and spotlights to the ceiling.



BEDROOM ONE

12'5" x 19'3" [3.81m x 5.87m]

UPVC double glazed windows to the side and front, door to the en suite shower room and a set of fitted wardrobes.



EN SUITE SHOWER ROOM/W.C.

9'9" x 6'0" [2.99m x 1.83m]

UPVC double glazed window to the front, spotlights to the ceiling, extractor fan, low flush w.c., his and hers ceramic sinks built into a storage unit with mixer taps and pyrex splash back. Shower cubicle with overhead shower and glass shower screen. Anthracite ladder style radiator.

THIRD FLOOR LANDING

Spotlights to the ceiling, access to the storage eaves and door through to bedroom four.

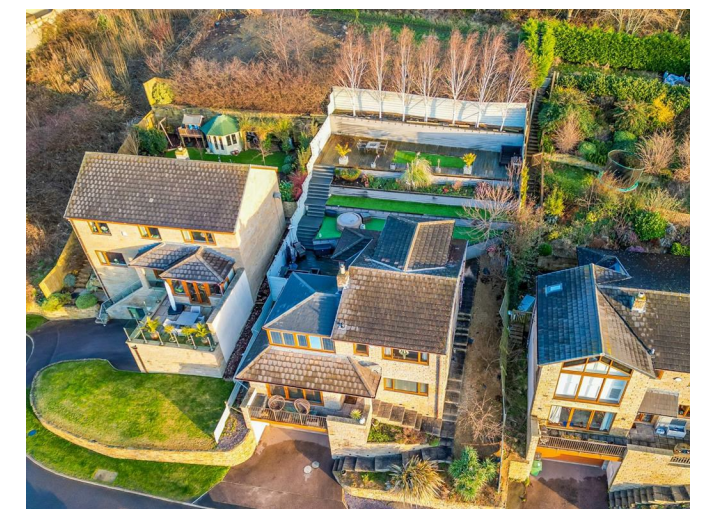
BEDROOM FOUR

9'9" x 12'11" [max] x 2'9" [min] [2.98m x 3.94m [max] x 0.86m [min]]

UPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking leading to the integral double garage. The rest of the front garden incorporates stone paved steps and pebbled and planted features leading to the front door with a stone paved patio area/balcony looking out to the rural views. To the rear is a beautifully landscaped tiered garden incorporating artificial lawn, composite decking and wooden decked patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.