



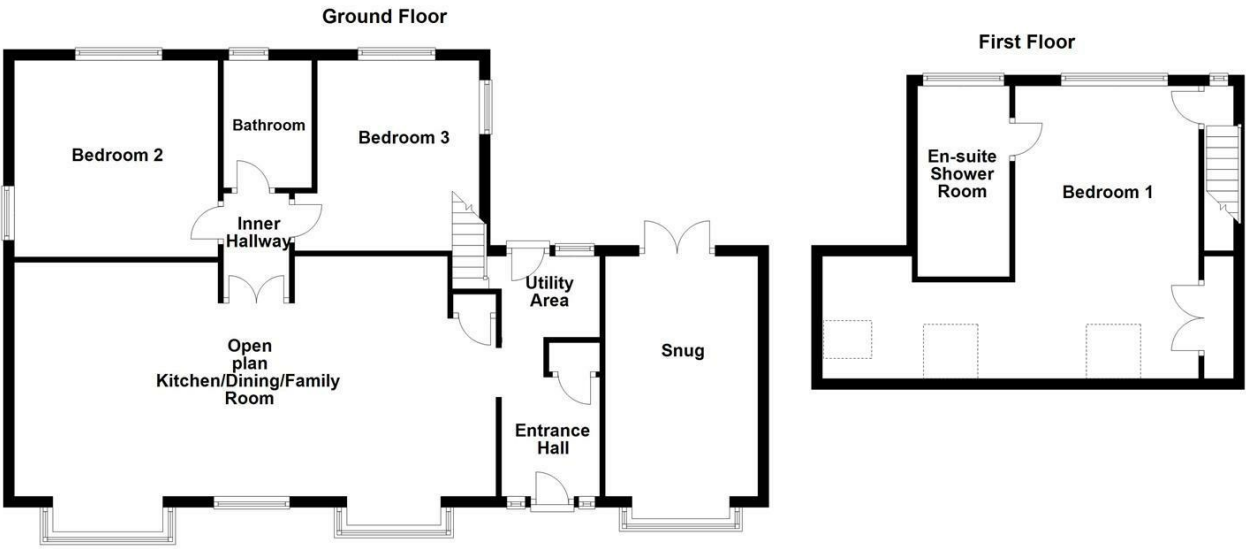
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OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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01977 798 844

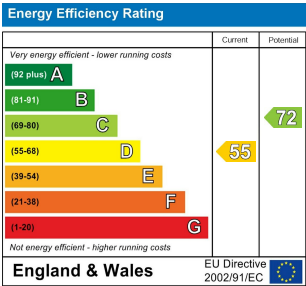


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 34 Briestfield Road, Thornhill, Dewsbury, WF12 0PW

### For Sale Freehold Asking Price £385,000

Deceptive from the main roadside is this well presented and extended three bedroom detached bungalow enjoying views to the front, offering spacious accommodation extending towards 1600 sq ft.

The accommodation benefits from UPVC double glazing and gas heating, fully comprises entrance hall/utility area, living room, open plan kitchen/dining/family room, inner hallway leading to two bedrooms and the main bathroom/w.c. Off the entrance hall there are stairs leading to the first floor to the spacious bedroom one with en suite shower room/w.c. Outside there is a low maintenance garden to the front and to the rear an attractive enclosed tiered garden with several sections including lawn and decking, a feature AstroTurf area with plants and shrubs. There is access from Whitely Road to the driveway leading to the detached double garage.

Boasting superb views to the front looking towards Emley Mast, yet within easy reach of local amenities such as shops and schools. Simply a fantastic home ideal for the growing family or even those looking to downsize.

An early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door with UPVC double glazed panel to either side, tiled floor, radiator, door to cloaks, opening into the utility area and double doors into the living room, archway into the kitchen.

### UTILITY AREA

Wall and base units with work surface over incorporating circular stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, space for fridge, boiler, tiled splashbacks, tiled floor, stairs to the first floor landing, UPVC stable door to the rear and UPVC double glazed window to the side, radiator.

### SNUG

10'5" x 18'4" to walk in bay [3.19m x 5.60m to walk in bay]  
UPVC double glazed walk in bay window to the front, UPVC double glazed patio doors, feature wood burner, laminate flooring, vaulted ceiling with exposed beams, feature wood burner, laminate flooring, vaulted ceiling with exposed beams, low level radiator.



### OPEN PLAN KITCHEN/LIVING/DINING

32'5" x 11'10" max plus two bays [9.89m x 3.61m max plus two bays]  
Walk in UPVC double glazed bay window to the front with shutters, UPVC double glazed window to the front with shutters, The kitchen comprises a range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap,

drawers, space for a Range cooker, door to the store cupboard, part tiled floor, part solid wood flooring, two radiators, recessed LED spotlights, feature wood burner. double doors into the inner hallway.



### INNER HALLWAY

Solid wood flooring, doors to two bedrooms and bathroom/w.c.

### BEDROOM TWO

11'8" x 11'11" [3.58m x 3.65m]  
UPVC double glazed window to the rear, UPVC double glazed frosted side window.



### BEDROOM THREE

11'8" x 9'9" [3.57m x 2.98m]  
UPVC double glazed windows to the rear and side, radiator, fitted wardrobes to one wall, coving to the ceiling.

### BATHROOM/W.C.

6'3" x 7'10" [1.92m x 2.40m]  
Large freestanding bath with wall mounted mixer tap, low flush w.c., wash basin over pedestal, corner shower cubicle with mixer shower, Travertine tiled walls and floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear, recessed LED spotlights.



### FIRST FLOOR LANDING

UPVC double glazed window to the rear, door opening through to the spacious bedroom one.

### BEDROOM ONE

17'6" x 22'7" max x 10'0" min [5.35m x 6.90m max x 3.05m min]  
UPVC double glazed window to the rear, two double glazed Velux skylight windows to the front, fitted bed with storage beneath, built in wardrobe space, door into the eaves storage, two contemporary portrait radiators, door to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

4'7" x 11'8" into shower [1.40m x 3.58m into shower]  
Double shower cubicle with mixer shower, which is fully tiled. Part tiled walls, tiled floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin and recessed LED spotlights. Heated chrome towel radiator.



### OUTSIDE

To the rear there is an attractive and enclosed tiered garden enjoying many sections incorporating lawned areas, decked patio area, Astroturf play area for children with plants, trees and shrubs bordering. There is access off Whitley Road, which in turn leads to a driveway providing ample off street parking and leading to the detached double garage with twin up and over doors with light and power. To the front there is a low maintenance pebbled garden with plants and shrubs. Please note, there is access from Whitely Road to the driveway leading to the detached double garage.



### COUNCIL TAX BAND

The council tax band for this property is E

### 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.

### EPC RATING

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

### VIEWINGS

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