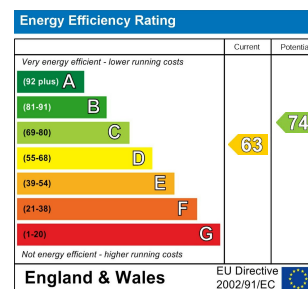
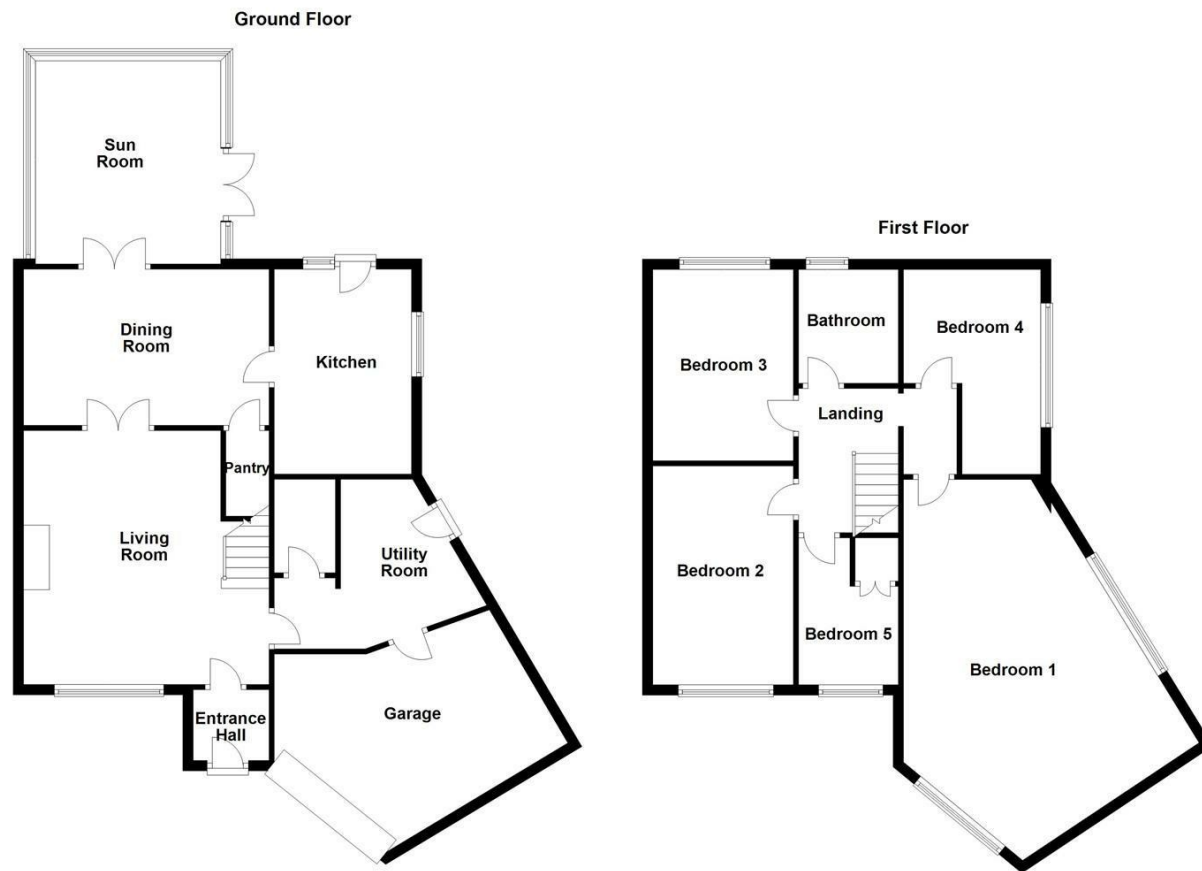




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



4 Pinfold Close, Thornhill, Dewsbury, WF12 0SQ

For Sale Freehold Offers Over £350,000

Enjoying a tucked away position is this five bedroom detached family home offered to the market with no chain and boasts a modern house bathroom/w.c., two reception rooms, utility room and sun room. There is ample off road parking, integral single garage and UPVC double glazing.

The accommodation fully comprises entrance hall, living room with feature fireplace, spacious dining room, kitchen and sun room. A utility room with downstairs w.c. and access to the integral single garage. To the first floor there are five bedrooms and modern house bathroom/w.c. Outside to the front there is an attractive lawn with block paved driveway providing off road parking. Side garden with summerhouse and an attractive lawned garden with pathway and opens up to the lawn at the rear with further summer house.

Located nearby to schools and amenities, local bus routes travel to and from Wakefield, Dewsbury and Huddersfield. Only six miles from Wakefield City Centre or four miles to Junction 39 of the M1 motorway, therefore providing an ideal location for the commuter to access the northern motorway network.

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



ACCOMMODATION

ENTRANCE HALL

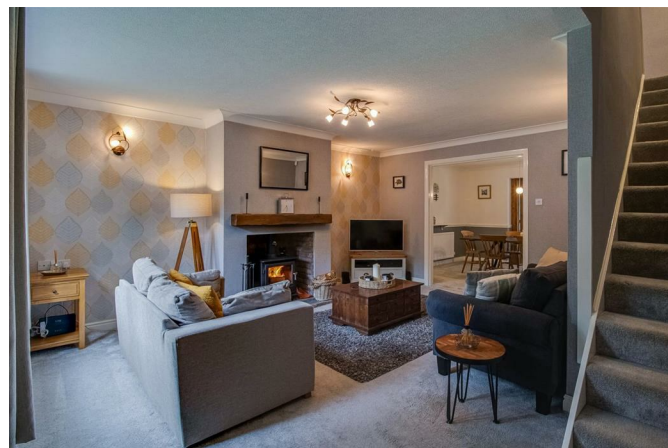
4'6" x 4'11" (1.38m x 1.50m)

UPVC double glazed front entrance door. Door to the living room, central heating radiator, fixed coat racks.

LIVING ROOM

15'7" max 12'8" min x 16'0" (4.76m max 3.87m min x 4.90m)

Coving to the ceiling, three wall light points, UPVC double glazed window to the front, two central heating radiators, staircase with hand rail leading to the first floor landing, double timber doors into the dining room and a door into the utility room. Multifuel cast iron burner inset to Yorkshire stone hearth with solid wooden mantle over.



DINING ROOM

9'10" x 15'8" (3.02m x 4.79m)

Double timber doors leading to the sun room. Doors to the pantry and kitchen. Dado rail, coving to the ceiling, central heating radiator. Light and fixed shelving.



KITCHEN

8'7" x 12'11" (2.64m x 3.96m)

A range of wall and base units with laminate work surface over, part tiled walls, 1 1/2 stainless steel sink and drainer with mixer tap, integrated Kenwood dishwasher, integrated oven and grill with four ring gas hob and cooker hood over, space for a fridge freezer under the counter, display cabinets with glass shelving, built in wine racks, UPVC double glazed window to the side, UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, tiled floor, central heating radiator.

SUN ROOM

12'10" x 11'10" (3.92m x 3.63m)

Exposed stone wall, UPVC cladding to the pitched sloping ceiling, laminate flooring, central heating radiator, UPVC double glazed windows to all three sides, UPVC double glazed French doors leading out to the rear garden. Power and light.



UTILITY ROOM

11'8" x 10'10 1/2" max x 4'2" min (3.57m x 3.08m max x 1.28m min)

Door to the downstairs w.c. Laminate work surface, plumbing and drainage for a washing machine, space for a dryer, combi condensing boiler, composite door leading out to the side garden. Stripped lighting to the ceiling, door to the integral garage. Central heating radiator.

DOWNSTAIRS W.C.

5'10" x 3'10" (1.79m x 1.18m)

Low flush w.c., pedestal wash basin with chrome mixer tap and a central heating radiator. Wall mounted extractor fan.

INTEGRAL GARAGE

17'10" x 13'8" max x 9'7" min (5.46m x 4.18m max x 2.94m min)

Central heating radiator. Stripped lighting, manual up and over door to the front, central heating radiator.

FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom/w.c. Coving to the ceiling, inset spotlights to the ceiling.

HOUSE BATHROOM/W.C.

7'3" x 6'3" (2.22m x 1.92m)

L-shaped bath with tiled surround, shower screen and centralised chrome waterfall mixer tap with a mixer shower, chrome rain shower head and attachment. Ceramic wash basin with chrome waterfall mixer tap built into vanity cupboards, low flush w.c., tiled walls, tiled floor, chrome ladder style radiator, UPVC cladding to the ceiling, UPVC double glazed frosted window to the rear.



BEDROOM ONE

24'7" x 17'0" max x 9'0" min (7.51m x 5.19m max x 2.75m min)

Loft access via bi-folding wooden staircase ladder. Inset spotlights to the ceiling, partial coving to the ceiling, UPVC double glazed windows to the front and side, two central heating radiators, exposed stone feature wall. Two wall light points.



BEDROOM TWO

9'1" x 13'11" (2.79m x 4.25m)

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear. UPVC double glazed window to the front, coving to the ceiling, central heating radiator.



BEDROOM THREE

12'1" x 8'11" (3.70m x 2.73m)

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BEDROOM FOUR

8'7" x 12'11" max x 7'4" min (2.64m x 3.95m max x 2.25m min)

Coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed window to the side elevation, central heating radiator.

BEDROOM FIVE

6'2" x 9'3" max x 7'3" min (1.88m x 2.83m max x 2.22m min)

Loft access, coving to the ceiling, inset spotlights to the ceiling, UPVC double glazed window to the front and a central heating radiator.

OUTSIDE

Attractive lawned front garden with a block paved driveway providing off road parking. There is a timber gate at the side, block paved pathway to the side garden, large timber summerhouse with two lights, double doors to the front and single glazed window to the side. Water point connection. Outside sensor light. A pleasant lawned garden with paved pathway, solid dry stone wall and timber gate to the rear. Low maintenance pebbled hedge, further timber sun house, pebbled pathway and a further timber gate.

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.

COUNCIL TAX BAND

The council tax band for this property is F

VIEWINGS

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