



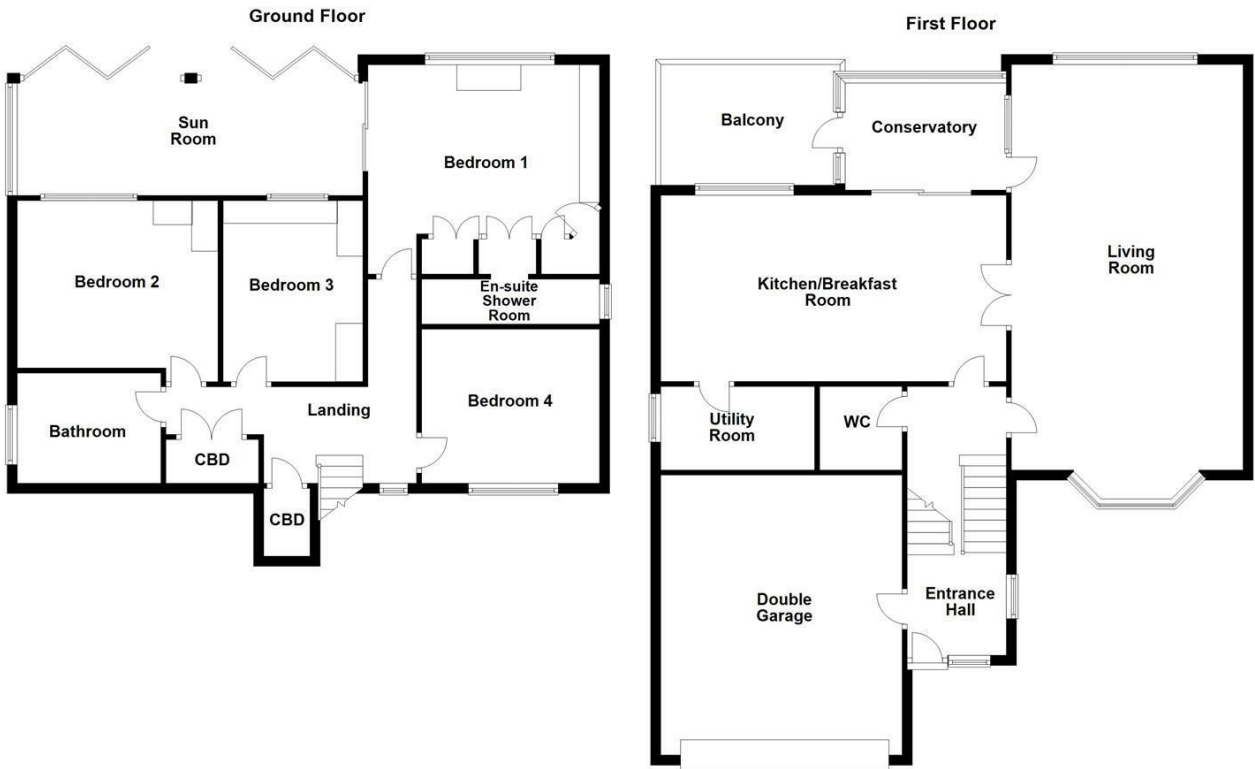
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

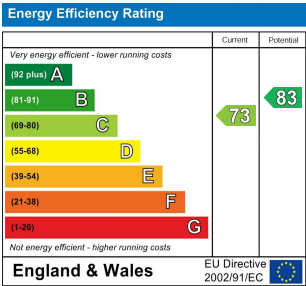


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 12 Daleside, Dewsbury, WF12 0PJ

### For Sale Freehold Offers In The Region Of £565,000

An attractive four bedroom detached home boasts stunning panoramic views of Emley Mast and features an impressive south facing rear garden. Offering ample off road parking and spacious accommodation throughout, this home is ideal for modern family living.

The property briefly includes an entrance hall, integral garage, w.c., living room, and kitchen/breakfast room with a separate utility and conservatory. Stairs lead to four bedrooms (including a principal bedroom with en suite), a house bathroom, and a sun room. Outside, a block paved driveway provides parking for two vehicles, alongside an attractive lawned front garden that flows around to the rear. The south facing garden features a beautiful Indian stone patio with glass balustrade, leading to a larger patio, a rockery, and additional seating areas, offering breathtaking views.

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.

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





#### ACCOMMODATION

##### ENTRANCE HALL

Front entrance door with panels either side, UPVC double glazed window to the side aspect, central heating radiator, coving to the ceiling, inset spotlights to the ceiling and two staircases to the first floor and ground floor. Solid oak doors providing access into the integral double garage, w.c., kitchen/breakfast room and living room.

##### INTEGRAL GARAGE

15'5" x 17'3" [4.72m x 5.26m]

Electric quarter panelled door to the front, power and light and solar panel inverter .

##### W.C.

5'8" x 5'7" [1.75m x 1.71m]

Two piece suite comprising low flush w.c. with concealed cistern and vanity wash basin with two taps and vanity mirror with lights. Fitted wall and base cupboards with laminate work surface. Coving to the ceiling, spotlights, extractor fan, central heating radiator and laminate flooring.

##### LIVING ROOM

14'9" x 25'10" [4.50m x 7.89m]

UPVC double glazed box window overlooking the front elevation with further rear window with timber shutters enjoying far reaching valley views, log burner inset into a block paved hearth with exposed brick interior and solid stone surround. Ornate coving to the ceiling, inset spotlights, two central heating radiators, set of double oak doors leading into the kitchen/breakfast room and set of UPVC sliding patio doors to the conservatory.



##### KITCHEN/BREAKFAST ROOM

22'6" x 11'1" [6.86m x 3.65m]

Range of wall and base units with solid wooden work surface over and solid wooden upstanding above, 1 1/2 stainless steel sink with chrome swan neck mixer tap, central island with breakfast bar, integrated oven and grill with microwave oven, four ring induction hob with extractor fan and downlights built into the surround. Integrated fridge/freezer, inset spotlights, solid oak floor, UPVC double glazed window overlooking the stunning rural views to the rear, dark grey contemporary radiator and solid oak door providing access into the utility room.



##### UTILITY

5'6" x 10'1" [1.69m x 3.08m]

Range of wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher. Solid oak floor, central heating radiator, loft access, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the side elevation.

##### CONSERVATORY

6'9" x 10'4" [2.08m x 3.17m]

Ceiling fan, UPVC double glazed windows on three sides and UPVC double glazed door leading out the sun terrace with glass Balustrade and tiled floor.

##### GROUND FLOOR LANDING

Central heating radiator, coving to the ceiling, inset spotlights and doors to four bedrooms, the house bathroom and understairs storage cupboard. Double doored storage cupboard with fixed shelving within. UPVC double glazed window overlooking the front aspect.

##### BATHROOM/W.C.

9'11" x 6'5" [3.04m x 1.98m]

Four piece suite comprising walk in shower cubicle with mixer shower and shower attachment, low flush w.c. with concealed cistern, panelled bath with central mixer tap and vanity wash basin with granite work surface, mixer tap and mirror over. Shaver socket point, fully tiled floor, chrome ladder style radiator, coving to the ceiling, inset spotlights, extractor fan and UPVC double glazed frosted window to the side aspect.



##### BEDROOM ONE

12'3" x 14'10" [3.74m x 4.53m]

Oak effect laminate flooring, UPVC double glazed window overlooking the rear aspect, set of UPVC double glazed sliding patio doors leading into the sun room, central heating radiator, fitted wardrobes, fitted dressing table and bedside cabinets. Inset spotlights to the ceiling and double doors providing access to the modern en suite shower room.



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

21'0" x 12'4" [0.88m x 3.77m]

Three piece suite comprising enclosed shower cubicle with mixer shower and shower head attachment, vanity wash hand with mixer tap and vanity mirror with light and low flush w.c. with concealed cistern. Shaver socket point, dark grey contemporary radiator, UPVC double glazed frosted window overlooking the side aspect, inset spotlights, laminate tiled floor and extractor fan.



##### SUN ROOM

21'3" x 6'3" [6.49m x 1.93m]

Indian stone flagged floor, two central hating radiators, inset spotlights to the ceiling, two sets of UPVC double glazed bi-folding doors to the rear garden, sunken jacuzzi and large panelled window to the side.



##### BEDROOM TWO

13'0" x 11'0" [3.97m x 3.36m]

Fitted dressing table, set of fitted wardrobe and fitted drawers. UPVC double glazed window to the sun room, coving to the ceiling and central heating radiator.

##### BEDROOM THREE

11'9" x 9'1" [3.60m x 2.79m]

UPVC double glazed window to the sun room, laminate flooring, central heating radiator and fitted dressing table, fitted wardrobes and bedside cabinet.

##### BEDROOM FOUR

10'10" x 10'0" [3.32m x 3.05m]

UPVC double glazed window overlooking the front aspect and central heating radiator.

##### OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles leading to the double garage and an attractive lawned front garden flowing around the side of the property. Steps lead down to a pathway through a timber gate accessing the south facing rear garden. To the rear is an Indian stone paved patio area with glass balustrade surrounding with steps leading down to a large paved patio area, rockery style garden with plants within and a low maintenance pebbled pathway. Steps lead down to the further paved area housing a timber shed with privet hedges bordering.



##### 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.

##### 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.