



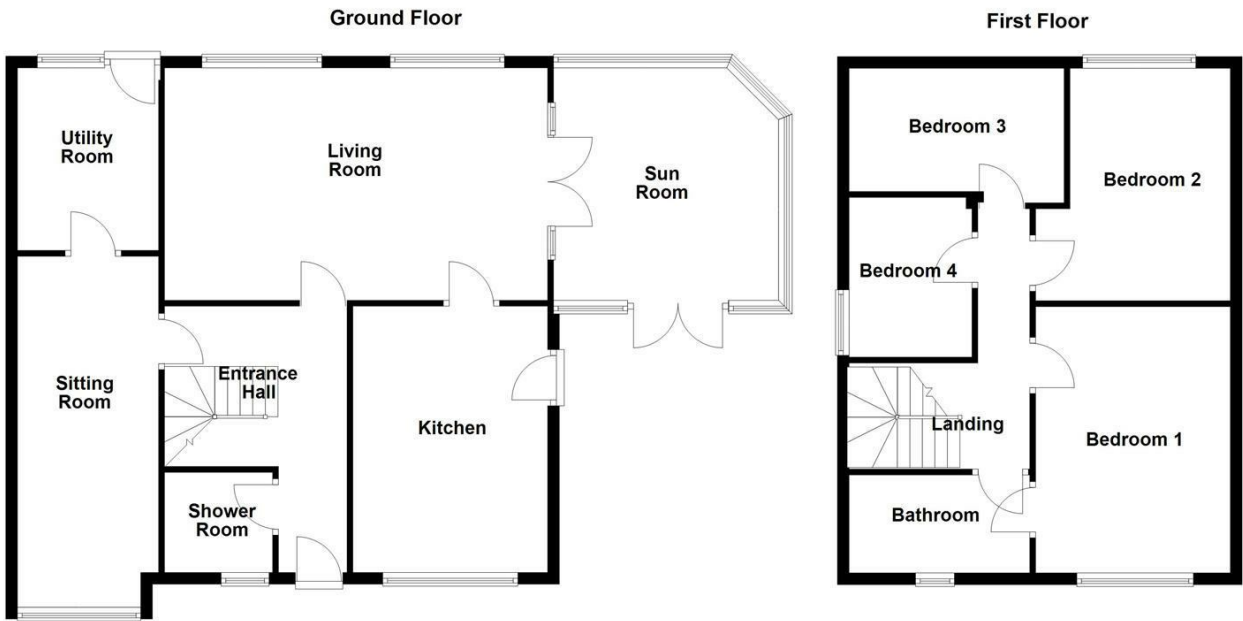
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

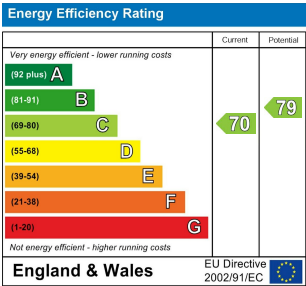


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Pinfold, 15 Bullfields Close, Thornhill, Dewsbury, WF12 0JH

For Sale Freehold £350,000

A generously proportioned four bedroom detached stone built home, offering three spacious reception rooms, ample off road parking and beautifully maintained gardens, perfect for outdoor dining and entertaining.

The property briefly comprises of the entrance hall, downstairs shower room, sitting room, utility room, living room, sun room and kitchen. The first floor landing leads to four well proportioned bedrooms and the house bathroom (also accessed via bedroom one). Outside to the front is a driveway providing off road parking for two vehicles and a low maintenance pebbled front garden. To the rear is a good sized Indian stone paved patio area, perfect for al fresco dining with timber shed and steps leading up to a tiered garden incorporating paved patio area and pebbled garden, fully enclosed by timber fencing.

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

15'0" x 9'0" [min] x 10'2" [max] [4.59m x 2.75m [min] x 3.12m [max]]

UPVC front entrance door, laminate flooring, central heating radiator, stairs to the first floor landing and doors to downstairs shower room, living room and sitting room.

SHOWER ROOM/W.C.

5'10" x 5'6" [1.79m x 1.69m]

Three piece suite comprising corner shower cubicle with electric shower, low flush w.c. and glass wash basin with mixer tap. Chrome ladder style radiator, inset spotlights, UPVC double glazed frosted window overlooking the front aspect and fully tiled floor.

SITTING ROOM

7'11" x 17'8" [2.42m x 5.41m]

Gas fire on a marble hearth with decorative tiled interior and solid wooden surround, loft access, central heating radiator, laminate flooring, door providing access into the utility room with window looking through and UPVC double glazed box window overlooking the front aspect.

UTILITY ROOM

10'2" x 7'10" [3.11m x 2.41m]

Range of high gloss wall and base units with laminate work surface over and tiled splash back, stainless steel sink with mixer tap, space and plumbing for a washing machine and space for a dryer. Inset spotlights, laminate tiled floor, UPVC double glazed window overlooking the rear garden and composite rear stable door.



LIVING ROOM

13'10" x 21'6" [4.22m x 6.57m]

UPVC double glazed windows overlooking the rear aspect, inset spotlights, two central heating radiators, laminate flooring, multi fuel cast iron burner inset onto a Yorkshire stone hearth and wooden surround. Door providing access into the kitchen and two timber doors to the sun room with windows to either side.



SUN ROOM

12'7" x 13'5" [3.86m x 4.09m]

UPVC double glazed windows on three sides, UPVC double glazed tinted glass roof, two contemporary radiators, UPVC double glazed set of French doors to the rear garden and ceiling fan.



KITCHEN

14'10" x 10'9" [4.53m x 3.29m]

Range of wall and base units with granite work surface over, integrated dishwasher, Range cooker with five ring gas hob and cooker hood, 1 1/2 stainless steel sink and drainer with swan neck mixer tap and boiling water tap and insinkarator, space for an American style fridge/freezer, integrated microwave oven and wine cooler. Matching cupboard housing the combi condensing boiler, contemporary radiator, inset spotlights, UPVC double glazed window overlooking the front aspect and UPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

Loft access, doors to the four bedrooms and bathroom.

BEDROOM ONE

10'10" x 14'11" [3.32m x 4.56m]

Laminate flooring, UPVC double glazed window overlooking the front elevation, ceiling fan, central heating radiator and door providing access into the house bathroom.



HOUSE BATHROOM/W.C.

10'2" x 5'5" [3.11m x 1.67m]

Three piece suite comprising panelled bath with waterfall mixer tap and mixer shower, concealed cistern low flush w.c. and ceramic vanity wash basin with mixer tap. Fully tiled walls, UPVC double glazed frosted window overlooking the front elevation, inset spotlights, fully tiled floor and chrome ladder style radiator.



BEDROOM TWO

10'10" [max] x 8'11" [min] x 13'11" [3.32m [max] x 2.74m [min] x 4.25m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



BEDROOM THREE

8'3" [max] x 7'1" [min] x 12'1" [2.52m [max] x 2.17m [min] x 3.70m]

UPVC double glazed window overlooking the rear elevation, ceiling fan, central heating radiator and laminate flooring.

BEDROOM FOUR

6'11" x 9'4" [2.11m x 2.87m]

UPVC double glazed window overlooking the side elevation, central heating radiator and laminate flooring.

OUTSIDE

To the front of the property is a resin driveway providing off road parking for two vehicles and pebbled turning circle. A timber gate provides access into a low maintenance pebbled front garden with plants and bushes within. To the rear is a large Indian stone paved patio area, perfect for outdoor dining and entertaining with timber shed and steps leading up to a tiered garden incorporating paved patio area and pebbled garden, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The boiler on the property is newly fitted and has a 10 year manufacturers warrantee."