

OTHER INFORMATION

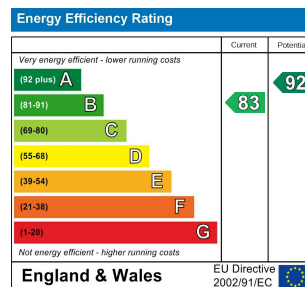
IMPORTANT NOTE TO PURCHASERS

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 www.mortgagesolutionsofwakefield.co.uk

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 deal available to you* Wakefield - Contact Vince Hickman 01924 339572 or vince@mortgagesolutionsofwakefield.co.uk Ossett - Contact Sharon Dorsett 01924 266555 or sharon@mortgagesolutionsofwakefield.co.uk Pontefract & Castleford - Contact Chris Houseman 01977 808210 or chris@mortgagesolutionsofwakefield.co.uk

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



FREE VALUATION

If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontefract and Castleford.

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. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210



6 Hawthorn Court, Dewsbury, WF12 7SY

For Sale Freehold £395,000

Superbly appointed throughout and located on a popular modern development, a simply stunning and high specification four bedroom detached family home boasting a bespoke open plan family kitchen, en suite facilities to the main bedroom and fantastic landscaped garden ideal for entertaining complete with its very own garden pub!

Benefitting from UPVC double glazing and central heating, the accommodation is presented to a high standard throughout and briefly comprises entrance hall with guest w.c. off, living room, stunning contemporary kitchen with breakfast bar island and integrated appliances which leads through to the enviable sitting/family room which has been converted from some of the original garage space. The first floor landing leads to four double bedrooms, the main bedroom with en suite shower room/w.c. in addition to the well appointed family bathroom/w.c. with four piece suite. Outside, there are mature shrubs to the front of the property with a lawn extending around to the side and a driveway provides off street parking for two cars leading to the integral garage store. Landscaped garden to the rear providing a fantastic space for families and entertaining with artificial lawn, Indian stone patio seating areas and two large summer houses, one currently used as a gym and one fitted out as a garden bar.

The property is well placed for access to a range of amenities including local shops, schools, bus routes and easy access to the surrounding centres of Dewsbury, Ossett and Wakefield. The motorway network is also within easy reach for those commuting further afield.

Only by viewing can you fully appreciate the size, quality and location of this amazing home which would ideally suit the growing family and an early viewing is strongly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Karndean flooring, staircase leading to the first floor landing, two sets of double doors leading into the living room and kitchen/breakfast room with a further door to the guest w.c.

GUEST W.C.

6'1" x 2'11" [1.86m x 0.91m]
Low flush w.c. and wall hung wash basin with mixer tap. Part timber clad walls, Karndean flooring, central heating radiator and UPVC double glazed frosted window to the side.

LIVING ROOM

15'8" x 11'9" [4.79m x 3.59m]
Engineered oak flooring, walk in UPVC double glazed bay window to the front with fitted shutters, UPVC double glazed window to the side, central heating radiator and an electric fire on a decorative hearth with wooden surround.



KITCHEN BREAKFAST ROOM

15'3" x 11'10" [4.66m x 3.62m]
Contemporary fitted kitchen units with matching central marbled-topped breakfast bar island, Belfast sink unit with instant hot water tap, pop-up plug sockets, integrated dishwasher, integrated wine cooler, space for American style fridge/freezer, two integrated ovens, integrated microwave and five ring gas hob with pop-up Siemens extractor. Walk in UPVC double glazed bay with French doors, further UPVC double glazed window with fitted shutters, automatic sensor lighting and Karndean flooring. Open archway through to the sitting/dining room.



SITTING/FAMILY ROOM

9'5" x 16'9" [2.89m x 5.12m]
Spotlights, Karndean flooring, contemporary radiator, UPVC double glazed window with fitted shutters, feature panelled walls, provision for a wall mounted television and utility cupboard with space for a dryer, plumbing and space for a washing machine and wall mounted combi condensing boiler.



FIRST FLOOR LANDING

Central heating radiator with cover, airing cupboard and access with bi-folding wooden ladder to the part boarded and with light. Doors leading to four bedrooms and the family bathroom/w.c.

BEDROOM ONE

14'9" x 11'8" [4.51m x 3.58m]
UPVC double glazed window to the front with fitted shutters, central heating radiator, dressing area with fitted wardrobes and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'3" x 5'2" [2.52m x 1.58m]
Three piece modern white suite comprising large shower cubicle with thermostatic shower, low flush w.c. and pedestal wash basin. Part tiled walls, laminate flooring, spotlights, extractor fan, UPVC double glazed frosted window to the side and central heating radiator.



BEDROOM TWO

10'3" x 12'7" max [3.14m x 3.86m max]
UPVC double glazed window to the rear with fitted shutters and central heating radiator.

BEDROOM THREE

8'9" max x 12'3" [2.67m max x 3.75m]
UPVC double glazed window to the rear elevation with fitted shutters, spotlights and central heating radiator.



BEDROOM FOUR

10'1" x 10'0" [3.08m x 3.06m]
UPVC double glazed window to the front with fitted shutters, spotlights, central heating radiator and fitted double wardrobe.

FAMILY BATHROOM/W.C.

8'9" x 6'8" [2.67m x 2.04m]
Four piece modern white suite comprising bath, shower cubicle with thermostatic shower, pedestal wash basin and low flush w.c. Part tiled walls, Porcelain tiled floor, vanity mirror, spotlights, extractor fan, UPVC double glazed frosted window to the rear and central heating radiator.



OUTSIDE

Mature shrubs to the front of the property with a lawn extending around to the side. A driveway provides off street parking for two cars leading to the integral garage store with up and over door, power and lighting (the main original garage was converted to create the sitting/dining room room). Landscaped garden to the rear providing a fantastic space for families and entertaining with artificial lawn, Indian stone patio seating areas, large summer house/garden bar with covered space for a hot tub and a second summer house currently used as a gym.



GARDEN BAR

20'0" x 9'3" [6.12m x 2.82m]
Large timber summer house currently fitted out as a bar! Spotlights, laminate flooring and fitted bar area with integrated pumps and cooler.