Richard Kendall
Estate Agent

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

52 Henley Avenue, Dewsbury, WF12 0LN

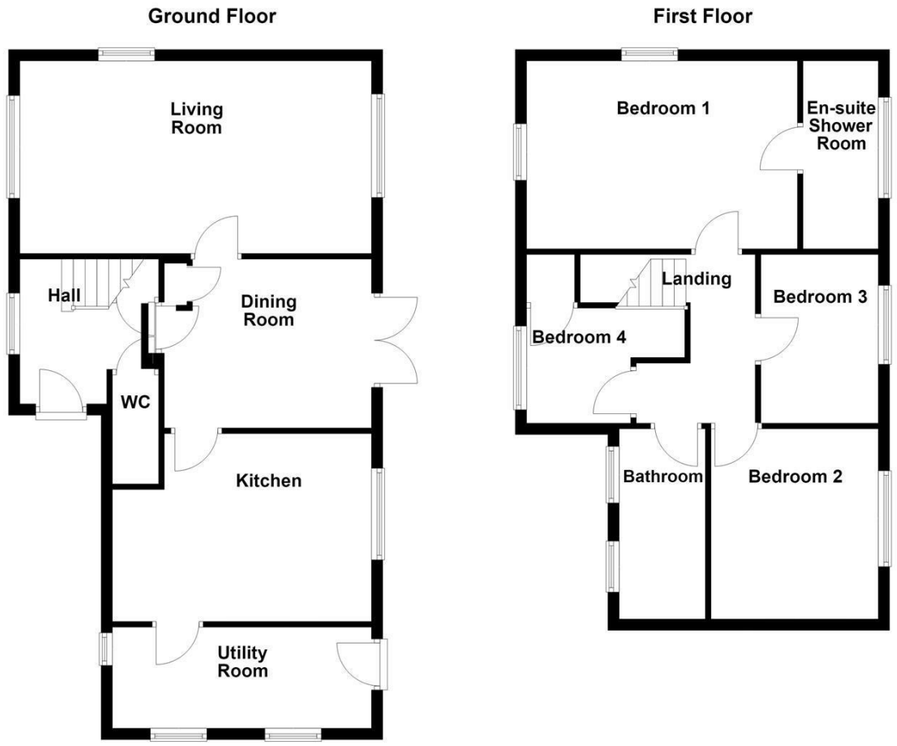
For Sale Freehold Offers Over £375,000

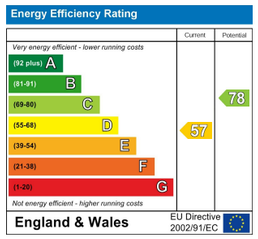
Situated in the popular area of Thornhill and presented to an excellent standard throughout is this attractive four bedroom detached family home. Offering spacious and well proportioned accommodation, the property benefits from four good sized bedrooms, ample reception space, driveway parking, a double garage and gardens to three sides, making it an ideal choice for growing families.

The accommodation briefly comprises a welcoming entrance hall with downstairs WC, spacious living room and a modern kitchen diner with a separate utility room. To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom, with the principal bedroom further benefitting from its own en suite shower room. Externally, the property enjoys attractive gardens extending to three sides, together with a patio seating area ideal for outdoor dining and entertaining. A driveway provides off road parking and leads to the double garage.

Thornhill offers a good range of local shops, schools and everyday amenities, whilst neighbouring Ossett, Horbury and surrounding towns are all within easy reach. The property is also well positioned for transport links, making it convenient for those commuting further afield.

Presented in ready to move into condition, an early viewing is highly recommended to fully appreciate all that this superb family home has to offer.





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.

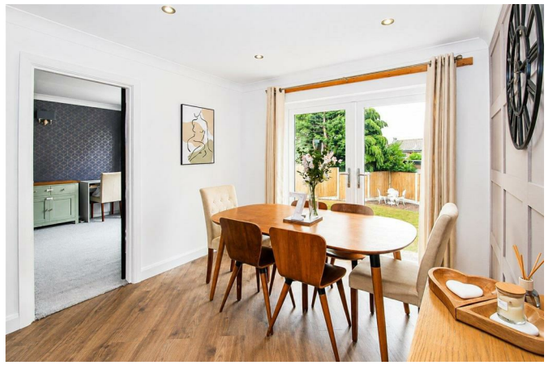
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the main hallway with access to the downstairs W.C., UPVC double glazed window to the side, staircase leading to the first floor landing and door providing access to the dining room.

LIVING ROOM
20'6" x 11'1" (6.25m x 3.40m)
UPVC double glazed windows to the front, side and rear elevations, central heating radiator, carpeted flooring and skirting.

DINING ROOM
12'1" x 9'8" (3.70m x 2.96m)
UPVC double glazed French doors leading out to the rear garden, wood effect flooring, skirting and spotlights to the ceiling. Door providing access to the kitchen.



KITCHEN
14'11" x 10'9" (4.57m x 3.30m)
UPVC double glazed window to the rear elevation and a modern fitted kitchen comprising a range of wall and base units providing ample storage. Integrated induction hob with splashback and cooker hood above, integrated fridge freezer, wine cooler and a 1.5 sink and drainer with mixer tap. Tiled splashbacks, spotlights to the ceiling and door providing access to the utility room.

UTILITY ROOM
15'3" x 5'10" (4.66m x 1.80m)
UPVC double glazed windows to the front and side elevations, range of wall and base units with work surfaces over, sink and drainer unit, space and plumbing for a washing machine and composite rear entrance door providing access to the garden.

FIRST FLOOR LANDING
Providing access to four bedrooms and the family bathroom.

BEDROOM ONE
15'5" x 10'11" (4.70m x 3.35m)
UPVC double glazed windows to the front and side elevations, central heating radiator and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
10'9" x 4'4" (3.30m x 1.33m)
Frosted UPVC double glazed window to the rear elevation and a modern three piece suite comprising walk-in shower enclosure with wall mounted shower and glass screen, vanity wash hand basin with mixer tap and low flush W.C. Central heating radiator and spotlights to the ceiling.

BEDROOM TWO
11'1" x 9'9" (3.38m x 2.98m)
UPVC double glazed window, central heating radiator and carpeted flooring.

BEDROOM THREE
9'10" x 6'9" (3.00m x 2.08m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR
9'8" x 6'3" (2.96m x 1.91m)
UPVC double glazed window to the side elevation, central heating radiator and built-in storage cupboard.

BATHROOM/W.C.
10'7" x 5'2" (3.25m x 1.59m)
Two frosted UPVC double glazed windows to the side elevation and a modern three piece suite comprising panelled bath with wall mounted shower over and glass screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style radiator, spotlights to the ceiling, part tiled walls and full tiling around the bath and shower area.

OUTSIDE
The property benefits from generous gardens to the front, side and rear. To the side is a driveway providing ample off road parking for three to four vehicles, together with access to the garage. The enclosed gardens incorporate low maintenance lawned areas and a corner seating area, with further lawned gardens extending to the front and side.

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.