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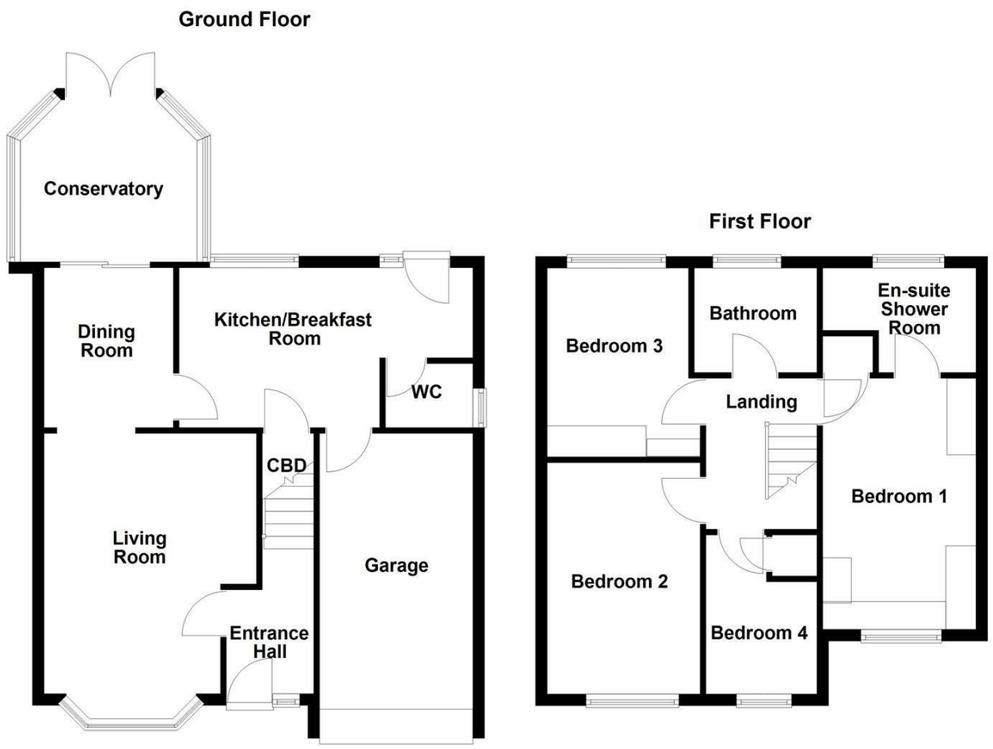

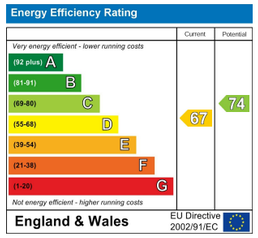

15 Leith Court, Thornhill, Dewsbury, WF12 0QP

For Sale Freehold Guide Price £350,000

Situated within a modern and highly attractive development, this impressive four bedroom detached family home offers spacious and versatile living accommodation, complemented by a beautifully landscaped, low maintenance rear garden.

On the ground floor, the property opens into an inviting entrance hall leading to a spacious living room with a bay window. This flows seamlessly into the dining room, which features sliding patio doors opening into a conservatory overlooking the garden. The well appointed kitchen and breakfast room, fitted with integrated appliances, adjoins the dining area, while a downstairs W.C., under-stairs storage, and internal access to the garage complete the ground floor. The first floor offers four well proportioned bedrooms and a modern family bathroom. Bedroom one is enhanced by fitted wardrobes and its own en suite shower room, creating a comfortable and private retreat. Externally, to the front, a tarmac driveway provides off road parking and leads to an integral single garage with an electric roller door. Additional parking is available, and the frontage includes a low-maintenance pebbled garden with mature shrubs and a covered porch. The rear garden has been thoughtfully designed for both ease of maintenance and outdoor enjoyment. A large Indian stone L-shaped wraparound patio provides the ideal setting for alfresco dining, with steps leading down to a pebbled lower garden area, greenhouse, and timber shed. Mature borders and shrubs frame the space, which is fully enclosed to provide both privacy and charm.

The property is ideally located for access to highly regarded local schools and excellent transport links. Nearby is Wakefield and Huddersfield and also has regular bus services run to Tadcaster, Leeds, and Wetherby. While nearby M1 and M62 motorway networks offer convenient connections further afield.

This is a high quality home that has been beautifully maintained throughout, and early viewing is highly recommended.

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*

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Please ring us to arrange a mortgage advice appointment.

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

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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
Entrance door into the entrance hall with decorative panel windows, coving to the ceiling, stairs to the first floor landing and a door into the living room.

LIVING ROOM
14'7" x 11'11" (max) x 9'11" (min) (4.47m x 3.65m (max) x 3.04m (min))
UPVC double glazed bay window to the front, coving to the ceiling, a gas fire with marble hearth, a marble effect interior and a wooden decorative surround. Archway into the dining room.

DINING ROOM
9'1" x 7'3" (2.77m x 2.23m)
Timber double glazed patio doors into the conservatory, central heating radiator, door into the kitchen/breakfast room.

CONSERVATORY
9'1" x 10'0" (2.78m x 3.06m)
Floor to ceiling UPVC double glazed windows surrounding, a set of French doors to the rear, ceiling fan.

KITCHEN/BREAKFAST ROOM
9'2" x 16'7" (max) x 11'4" (min) (2.81m x 5.06m (max) x 3.46m (min))
UPVC double glazed windows to the rear, UPVC double glazed door to the rear garden, fully tiled floor, central heating radiator, doors to the integral single garage, the downstairs W.C. and an understairs storage cupboard. A range of wall and base units with laminate work surfaces, tiled splashback, and a 1½ stainless steel sink with swan neck mixer tap and shower attachment. Integrated oven and grill with microwave above (Electrolux), gas hob with curved glass extractor, full size dishwasher, washing machine, and fridge.

DOWNSTAIRS W.C.
3'7" x 4'10" (1.10m x 1.49m)
Frosted UPVC double glazed window to the side, heated towel rail, coving to the ceiling, tiled floor, half tiled walls. Low flush W.C. and a pedestal wash basin.

INTEGRAL GARAGE
16'6" x 8'10" (5.04m x 2.70m)
Electric roller door, laminate worksurface to the rear with space for a dryer and a fridge freezer.

FIRST FLOOR LANDING
Loft access, coving to the ceiling and doors to four bedrooms and the house bathroom.

BEDROOM ONE
8'8" x 14'2" (2.65m x 4.34m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and drawers, coving to the ceiling. Doors to the airing cupboard and en suite shower room.

EN SUITE SHOWER ROOM
8'7" x 5'10" (max) x 5'7" (min) (2.63m x 1.80m (max) x 1.71m (min))
UPVC double glazed frosted window to the rear, chrome heated towel rail, spotlights, fully tiled floor and walls. Comprising a three piece suite with enclosed shower cubicle and glass door, mixer shower with rain head, low flush W.C., wash basin with vanity cupboard.

BEDROOM TWO
8'5" x 13'2" (2.58m x 4.03m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
10'8" x 8'5" (max) x 7'10" (min) (3.26m x 2.58m (max) x 2.41m (min))
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and drawers.

BEDROOM FOUR
6'7" x 9'0" (max) x 6'4" (min) (2.01m x 2.76m (max) x 1.94m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, door to built in wardrobe over the bulkhead.

HOUSE BATHROOM
5'10" x 7'0" (1.79m x 2.14m)
Frosted UPVC double glazed window to the rear, chrome heated towel rail, fully tiled floor and walls. Comprising a three piece suite with double ended bath with mixer tap and pull out shower attachment, separate mixer shower over with glass screen, wash basin set into laminate surface with vanity units, illuminated mirror, low flush W.C..

OUTSIDE
To the front of the property is a tarmac driveway providing off road parking leading to the integral garage with electric door. The garden is low maintenance with pebbles, plants, bushes, and a covered porch with outside light. To the rear, an enclosed landscaped garden features a large Indian stone paved patio for entertaining and dining, planted borders, and steps with cast-iron railings leading to a lower pebbled section with greenhouse and timber shed. Boundaries are enclosed by solid brick walls and timber fencing. There is also an outside water connection under the kitchen window and a pathway leading to gated side access.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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