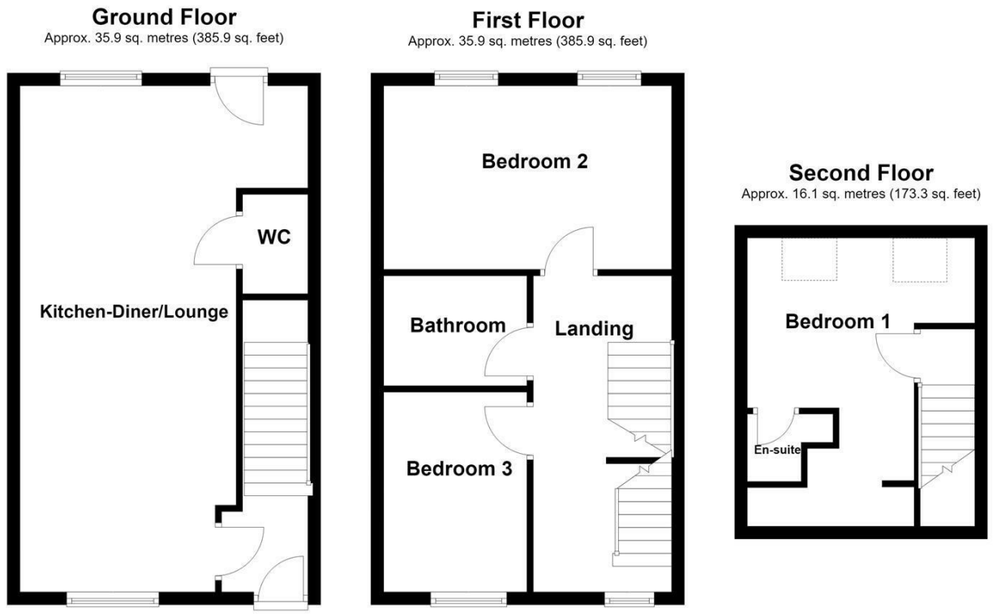
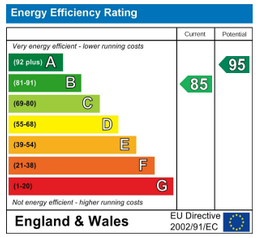


Total area: approx. 87.8 sq. metres (945.1 sq. feet)



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.

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

4 Hillcrest Court, Thornhill, Dewsbury, WF12 0EY

For Sale Freehold £185,000

Proudly introduced to the market is this well presented three bedroom mid terraced home, offering spacious and versatile accommodation arranged over three floors. Situated in the popular Thornhill area of Dewsbury, the property benefits from a contemporary open plan living arrangement, three double bedrooms, en suite facilities and modern fixtures and fittings throughout.

The accommodation briefly comprises an entrance hall leading into an impressive open plan kitchen, dining and living space. The kitchen is fitted with a modern range of gloss units and integrated appliances, whilst the adjoining sitting area provides access to a rear porch and a downstairs WC. To the first floor are two well proportioned double bedrooms and a contemporary three piece family bathroom. A further staircase leads to the second floor, where the principal bedroom is located, benefitting from Velux windows, useful eaves storage and a modern en suite shower room. The property has two allocated parking spaces in a secure communal car park with lighting and an electronically operated gate. To the rear of the property is a porch leading to an artificial lawned area enclosed by timber fencing.

The property is ideally suited to first time buyers, professional couples and young families, with Thornhill Community Academy, local shops, amenities and transport links all within easy reach. Dewsbury town centre is also only a short distance away, offering a wider range of facilities and transport connections.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

ACCOMMODATION

ENTRANCE HALL
Laminate flooring, a central heating radiator and openings leading into the open plan kitchen/diner/living room.

KITCHEN/DINER/LOUNGE
26'0" x 14'9" (7.94m x 4.52m)

The kitchen is fitted with a range of modern gloss wall and base units with quartz work surfaces over. Integrated appliances include a fridge freezer, dishwasher and oven, together with a four-ring gas hob and extractor hood above. Laminate flooring, ceiling spotlights and UPVC double glazed windows overlooking the front elevation. An opening provides access to the downstairs W.C. The living area features laminate flooring and a composite rear entrance door leading into the rear porch. There is also a UPVC double glazed window overlooking the rear elevation.

W.C.
Fitted with a wall mounted low-flush W.C. and a hand wash basin with mixer tap and storage cupboards beneath. Laminate flooring.

FIRST FLOOR LANDING
Carpeted flooring and providing access to two bedrooms, together with the family bathroom. A UPVC double glazed window overlooks the front elevation.

BEDROOM TWO
9'5" x 14'9" (2.88m x 4.52m)

A double bedroom featuring two UPVC double glazed windows overlooking the rear elevation, wood effect laminate flooring and a central heating radiator.

BEDROOM THREE
10'3" x 7'4" (3.13m x 2.25m)

A double bedroom featuring carpeted flooring, a UPVC double glazed window overlooking the front elevation and a central heating radiator.

FAMILY BATHROOM/W.C.
7'4" x 5'7" (2.25m x 1.72m)

Fitted with a three piece suite comprising a low flush W.C., a hand wash basin with mixer tap and storage cupboards beneath, and a panelled bath with hot and cold taps and a shower attachment. Laminate flooring.

SECOND FLOOR LANDING
Access to the principal bedroom with en suite.

PRINCIPAL BEDROOM
14'9" x 11'8" (4.52m x 3.57m)

A spacious double bedroom featuring carpeted flooring and three UPVC double glazed windows overlooking the front and rear elevations. Loft access, a central heating radiator and a useful study area with fitted storage. An opening leads into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'4" x 2'11" (1.34m x 0.90m)

Fitted with a low flush W.C., a hand wash basin with mixer tap and an integrated shower enclosure with mixer shower and handheld attachment.

OUTSIDE
To the rear of the property is a porch leading to an artificial lawned area enclosed by timber fencing. The property also benefits from two allocated parking spaces in a secure communal car park with lighting and an electronically operated gate.

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

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.