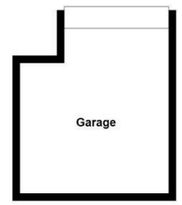
Richard Kendall Estate Agent

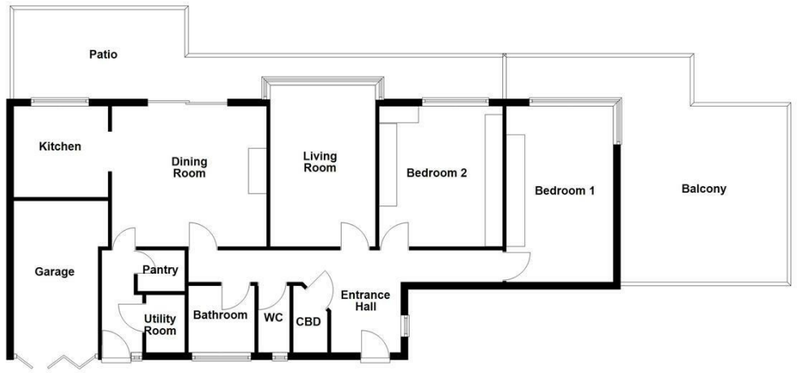
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Lowest Ground Floor



Ground Floor





43 Briestfield Road, Dewsbury, WF12 0PW

For Sale Freehold £317,500

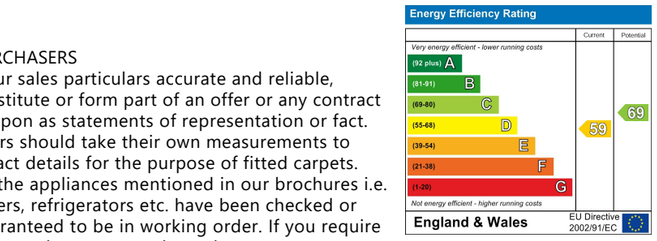
An exceptional opportunity to acquire this beautifully presented two-bedroom detached true bungalow, occupying a substantial plot and enjoying uninterrupted panoramic views across the valleys towards Emley Mast. The property is surrounded by landscaped gardens on three sides and benefits from two garages and two driveways, providing ample off-road parking.

Internally, the bungalow features a spacious entrance hall, two double bedrooms (each with fitted furniture), a well-proportioned living room, and a generous dining room that opens into a fitted kitchen. Off the hallway, there is a pantry cupboard and a useful utility room. The property also offers a two-piece house bathroom suite and a separate WC.

Nestled into the picturesque hillside of Thornhill, the home takes full advantage of its stunning open aspect, with far-reaching views visible from the bedrooms, dining room, living room, and kitchen.

Perfectly located for access to local amenities and schools, the property enjoys convenient transport links, with regular bus services to Dewsbury, Wakefield city centre, Huddersfield, and Leeds. The M1 motorway is only a short drive away, making it ideal for commuters seeking a peaceful setting without compromising on connectivity.

This truly is a rare opportunity to purchase a home in such a desirable location. 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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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
Front entrance door with stained glass inset leading into the entrance hall. Circular timber glazed stained glass window , curved timber single glazed window with secondary glazing behind, loft access, coving to the ceiling.

W.C.
5'8" x 2'10" (1.75m x 0.87m)
Frosted UPVC double glazed window, half tiled walls, dado rail, low flush W.C..

BATHROOM
5'7" x 5'8" (1.71m x 1.75m)
Frosted window to the front, central heating radiator, wall mounted electric heater, extractor fan to the ceiling, fully tiled walls. Comprising f a panelled bath with mixer tap and a separate overhead shower with shower curtain, wash basin built into a vanity unit with twin taps.



DINING ROOM
12'7" x 14'0" (3.84m x 4.28m)
UPVC double glazed sliding patio doors to the rear garden and exceptional far reaching views, central heating radiator, coving to the ceiling, archway into the kitchen, door into the inner hallway, rear utility and pantry.



KITCHEN
8'7" x 8'3" (2.62m x 2.52m)
UPVC double glazed window to the rear, spotlights. A range of wall and base units with laminate work surfaces and tiled splashbacks above. There is a 1½ brown sink and drainer with mixer tap, an integrated twin oven and grill, a separate four-ring gas hob.



INNER HALLWAY
Timber door with a single glazed door to the front, central heating radiator. Doors into the pantry and utility room.

PANTRY
4'3" x 4'3" (1.32m x 1.30m)
Fixed shelving, space for a small fridge freezer.

UTILITY ROOM
2'11" x 4'6" (0.91m x 1.39m)
Plumbing and drainage for washing machine, wall mounted shelving.

BEDROOM ONE
15'11" x 9'8" (4.87m x 2.96m)
UPVC double glazed window to the rear with far reaching views, central heating radiator, coving to the ceiling, a range of fitted wardrobes, drawers and storage cupboards.



BEDROOM TWO
12'7" x 11'2" (3.84m x 3.42m)
UPVC double glazed window to the rear, two central heating radiators, coving to the ceiling, a range of fitted wardrobes with overhead storage cupboards.



LIVING ROOM
12'7" x 14'9" (max) x 10'10" (min) (3.84m x 4.51m (max) x 3.32m (min))
UPVC double glazed bay window to the rear, central heating radiator, coving and decorative mouldings to the ceiling, electric fire set on a wooden effect hearth with a stone base, wall mouldings and glass shelving in a fixed display unit.



OUTSIDE
To the front of the property, there is a sweeping tarmac driveway providing ample off-road parking for up to four vehicles. An attractive lawn garden with planted hedge borders leads to an integral single garage with bifolding timber doors measuring 2.46m x 5.29m. A paved pathway runs parallel to the front lawn garden with planted borders and rose bushes. There is an elevated balcony on top of the further garage, complete with cast-iron railings, enjoying stunning valley views towards Emley Mast. The path continues around to the rear garden, leading to an AstroTurf patio area with steps descending to a lower lawned garden, surrounded by planted borders on all sides. Further steps lead down to an additional garden with rose bushes to the left, a concrete seating area, and borders on three sides. The garden is enclosed by a stone-built wall. At the bottom of the garden, there is a tarmac driveway leading to a further garage, located to the side of the property, with a manual door and measuring 5.14m x 4.11m (max) x 2.89m (min).



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.

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.