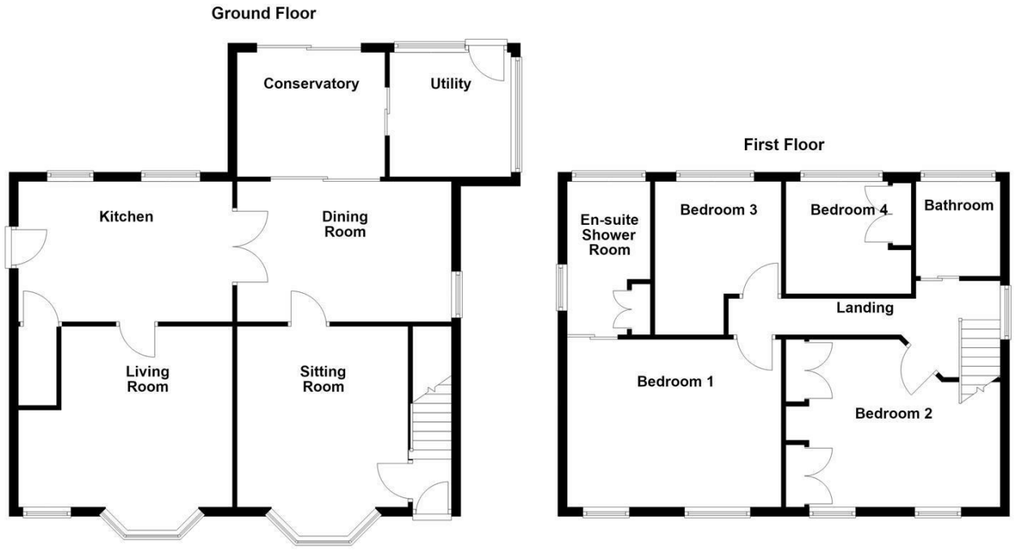
Richard Kendall Estate Agent

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30 Broad Oaks Close, Dewsbury, WF12 8RH

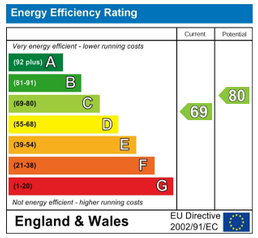
For Sale Freehold £300,000

Occupying an enviable corner plot is this well presented and deceptively spacious four bedroom detached family home, offering generous and versatile accommodation together with extensive gardens, ample off road parking and a detached garage. Originally comprising two separate semi-detached properties, the home has been thoughtfully converted and extended to create a substantial family residence, ideally suited to larger and growing families alike.

The ground floor accommodation comprises a welcoming entrance hall, two spacious reception rooms providing excellent flexibility for family living, a separate dining room, conservatory overlooking the gardens, modern fitted kitchen and a useful utility room. To the first floor are four well proportioned bedrooms together with the main family bathroom. The principal bedroom further benefits from its own en suite facilities. Externally, the property occupies a particularly generous corner plot, with extensive gardens providing an abundance of outdoor space. Driveway parking is available to one side, while further parking and a detached garage can be found to the other side of the property. The spacious gardens offer excellent opportunities for outdoor dining, entertaining and family enjoyment, together with useful additional facilities including a storage outbuilding, workshop and space for a greenhouse. The size and versatility of the plot are particular features of this impressive home.

Conveniently positioned for a range of local shops, schools and everyday amenities, the property is also within easy reach of the M1 motorway network, making it particularly suitable for those commuting further afield.

Offering a rare combination of substantial accommodation, extensive gardens and excellent parking facilities, this attractive detached home presents a fantastic opportunity for buyers seeking a spacious and versatile family property. An early viewing is highly recommended to fully appreciate the accommodation, generous plot and potential on 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*

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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

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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
UPVC front entrance door leading into the main hallway. Central heating radiator, staircase providing access to the first floor landing and door leading through to the sitting room.

SITTING ROOM
12'9" x 12'0" (3.89m x 3.68m)
UPVC double glazed bay window overlooking the front elevation, central heating radiator and wood flooring. Feature electric fireplace with timber surround. Door providing access through to the dining room.



DINING ROOM
15'1" x 9'10" (4.62m x 3.02m)
UPVC double glazed window overlooking the side elevation, central heating radiator and wood flooring. Full height sliding UPVC double glazed doors open into the conservatory, with double timber doors providing access into the kitchen.



KITCHEN
15'1" x 9'9" (4.62m x 2.98m)
Two UPVC double glazed windows overlooking the rear elevation together with a side entrance door. Fitted with a modern range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl sink and drainer with instant hot water tap. Integrated double oven, integrated microwave, integrated dishwasher and integrated induction hob with extractor hood above. Door providing access into the second lounge and a further door leading to the downstairs W.C.

W.C.
5'7" x 2'7" (1.71m x 0.80m)
Fitted with a two piece suite comprising low flush W.C. and wash hand basin. Fully tiled walls.

LIVING ROOM
15'0" x 12'8" (4.59m x 3.88m)
UPVC double glazed bay window overlooking the front elevation together with a further front facing UPVC double glazed window. Wood flooring and central heating radiator.

CONSERVATORY
Sliding UPVC double glazed doors opening onto the rear garden and central heating radiator. Side framed door providing access into the utility room.

UTILITY ROOM
8'8" x 8'6" (2.65m x 2.61m)
Fitted with a range of base units with work surfaces over, incorporating a sink and drainer. Space and plumbing for a washing machine and tumble dryer, together with space for a fridge freezer. Side glazed door, rear facing windows and rear entrance door.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Doors provide access to four bedrooms and the family bathroom.

BEDROOM ONE
15'1" x 11'10" (4.62m x 3.61m)
Two UPVC double glazed windows overlooking the front elevation, wall mounted radiator and carpeted flooring. Sliding door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
10'9" x 5'10" (3.30m x 1.79m)
Frosted UPVC double glazed window overlooking the rear elevation together with a further UPVC double glazed window to the side. Fitted with a four piece suite comprising shower enclosure with sliding glazed doors and wall mounted shower, wash hand basin with mixer tap, low flush W.C. and bidet. Two central heating radiators and built-in storage cupboard.



BEDROOM TWO
15'1" x 11'10" (4.62m x 3.62m)
Two UPVC double glazed windows overlooking the front elevation, central heating radiator and fitted wardrobe to one side.

BEDROOM THREE
10'10" x 8'11" (3.31m x 2.72m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
8'11" x 7'11" (2.72m x 2.43m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe to one side.

BATHROOM/W.C.
6'7" x 5'10" (2.03m x 1.78m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising corner bath with wall mounted electric shower over, wash hand basin and low flush W.C. Chrome ladder style heated towel radiator and fully tiled walls and flooring.



OUTSIDE
The property occupies an expansive plot, having originally comprised two semi detached properties which have been combined to create one substantial detached home. To the front is a low maintenance pebbled garden with gated access from two sides. One side leads to a driveway providing ample off road parking for approximately two to three vehicles, with further parking available elsewhere within the frontage. The rear garden is particularly generous and offers a variety of landscaped areas. There is a corner patio seating area, low maintenance lawns and established shrub and planting borders, together with space for a greenhouse. A further decked patio seating area incorporates space for an outdoor barbecue and pizza oven. Beyond this is an additional pebbled area with pergola seating, together with further established borders and access around to the driveway at the front.



DETACHED GARAGE/WORKSHOP
Detached brick built garage currently utilised as a workshop, with up and over door, power, lighting and alarm system. The garage also retains an original mechanics inspection pit.

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.