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



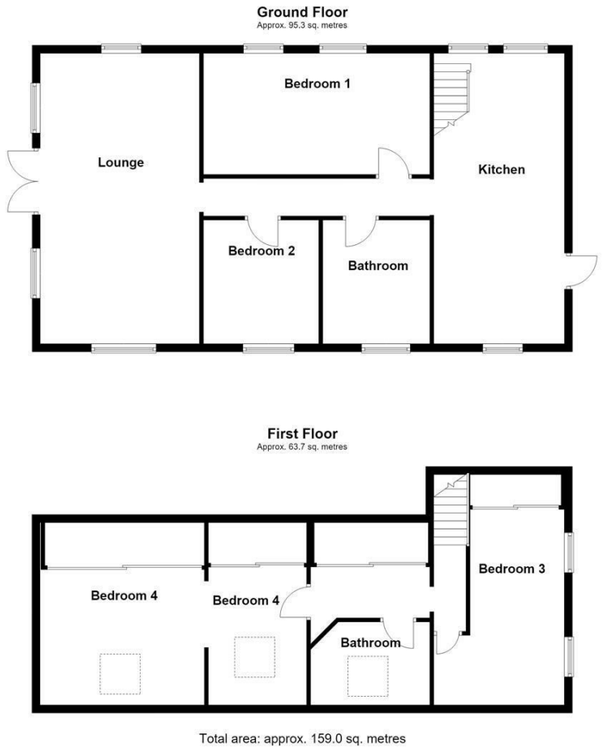
The Old Chapel, The Combs, Dewsbury, WF12 0LQ

For Sale Freehold £365,000 - £395,000

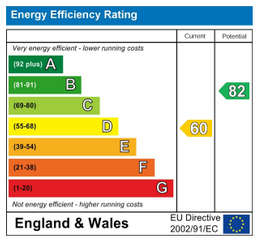
Situated in the sought after village of Thornhill, this beautifully presented converted chapel is full of charm and character, whilst offering spacious and versatile accommodation ideal for family living. Conveniently located close to a range of local amenities, the property combines period features with modern comforts throughout.

The accommodation briefly comprises a spacious lounge, two ground floor bedrooms, a contemporary four piece family bathroom, and a generous kitchen/dining room. To the first floor, the landing provides access to two further well proportioned bedrooms, an additional bathroom, and an abundance of built in storage. Externally, the property enjoys driveway parking, a detached garage, a useful storage cellar, and well maintained gardens to the front, side, and rear.

Retaining a wealth of original character whilst being superbly presented throughout, this exceptional home is ready to move straight into. Offering generous living space in a desirable location, it would make a fantastic family home. Early viewing is highly recommended.



Total area: approx. 159.0 sq. metres



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.

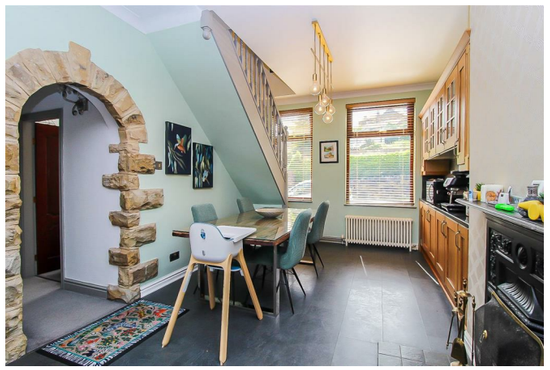
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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

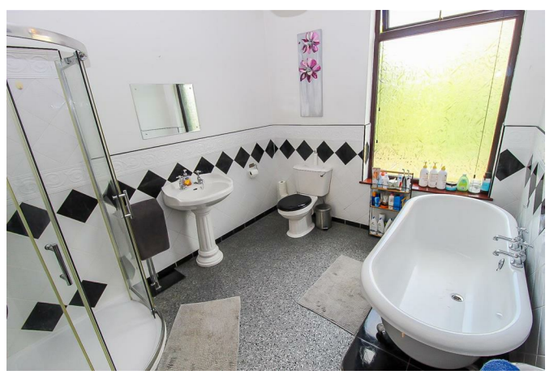
KITCHEN
23'9" x 10'9" (7.26m x 3.28m)
A spacious fitted kitchen featuring a range of wall and base units with black laminate work surfaces, a stainless steel sink with mixer tap, an integrated gas oven with extractor hood, and space for further appliances. There are UPVC double glazed windows to both the front and rear elevations, a feature open fireplace, and a central heating radiator. A staircase rises to the first floor landing, while an open archway leads into the inner hallway, providing access to the lounge, two ground floor bedrooms, and the family bathroom.



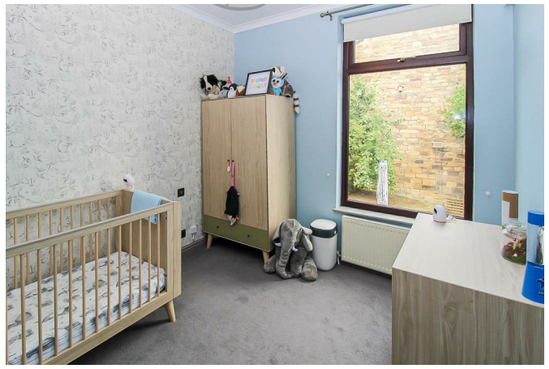
BEDROOM ONE
18'6" x 9'11" (5.66m x 3.03m)
A generous double bedroom with two UPVC double glazed windows to the side elevation, fitted wardrobes to one wall, a central heating radiator, and carpeted flooring with skirting boards.



DOWNSTAIRS BATHROOM
10'1" x 8'9" (3.09m x 2.67m)
Fitted with a four piece suite comprising a panelled bath, separate shower enclosure with wall mounted shower, wash hand basin, and WC. A frosted UPVC double glazed window faces the rear elevation, with partially tiled walls completing the room.



BEDROOM TWO
10'2" x 9'2" (3.12m x 2.80m)
A further double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and carpeted flooring with skirting boards.



LOUNGE
23'11" x 13'1" (7.29m x 3.99m)
An impressive dual aspect reception room with UPVC double glazed windows to the front, side, and rear elevations, along with double entrance doors and steps leading to the exterior. The room benefits from five central heating radiators, including two within the main lounge area, and a feature log-burning stove creating an attractive focal point. Carpeted flooring and skirting boards complete this spacious living area.



FIRST FLOOR LANDING
The first floor landing provides access to two further bedrooms, a second bathroom, and extensive built-in storage cupboards running the length of the landing.

BEDROOM THREE
18'11" x 10'9" (5.79m x 3.28m)
A spacious double bedroom with two UPVC double glazed windows to the side elevation, fitted wardrobes with sliding doors, a central heating radiator, and carpeted flooring with skirting boards.

FIRST FLOOR BATHROOM
9'9" x 7'1" (2.99m x 2.18m)
Fitted with a three piece suite comprising a panelled bath, wash hand basin, and WC. A Velux window provides natural light from the rear elevation, with partial tiling surrounding the bath and wash hand basin.

BEDROOM FOUR
21'2" x 14'11" (6.47m x 4.56m)
A substantial principal bedroom featuring two UPVC double glazed windows and an additional Velux window to the rear elevation. The room benefits from two central heating radiators, extensive built in wardrobes and eaves storage, carpeted flooring with skirting boards, and spotlights to the ceiling.



OUTSIDE
Externally, the property enjoys beautifully maintained gardens. To the rear is a flagged patio seating area with steps leading down to a lower lawn, complemented by mature shrubs, borders, and gated access to the front of the property. Steps also lead down to a useful cellar, accessed via its own external door. To the side of the property is a driveway providing off road parking, together with access to a detached garage. The garage incorporates a useful utility area with plumbing for a washing machine and tumble dryer, laminate work surfaces, and a door leading through to the main garage, which is currently utilised for storage. The adjoining cellar also provides excellent storage space and houses the property's boiler.





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.