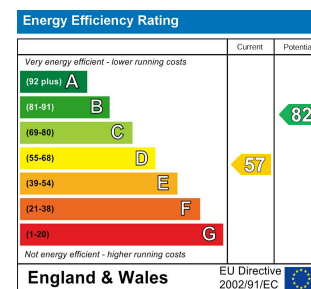
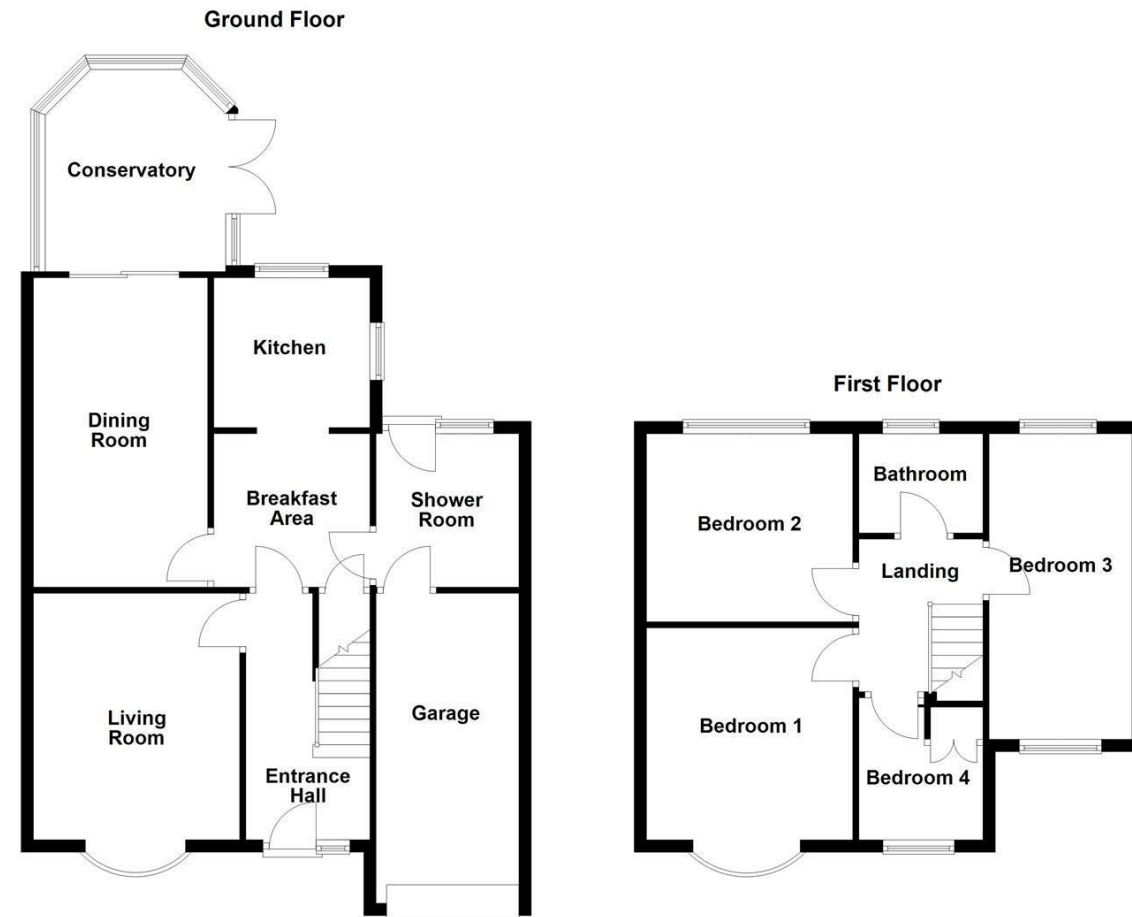




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 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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**  
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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

**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.

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## 14 Glebe Gate, Dewsbury, WF12 0JX

### For Sale Freehold £350,000

Situated in the sought after Thornhill area of Dewsbury is this deceptively spacious and extended four bedroom detached family home. Offering well proportioned accommodation throughout, including four generous bedrooms, three of which are doubles, multiple reception rooms, ample off road parking and an attractive enclosed rear garden, this is a superb home ideally suited to modern family living.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room and breakfast area. The breakfast area leads through to the fitted kitchen and dining room, with the dining room opening into the conservatory overlooking the rear garden. The breakfast area also provides access to a useful understairs storage cupboard, a ground floor shower room and the integral garage. To the first floor, the landing provides loft access and leads to four well proportioned bedrooms and the family bathroom. A range of fitted storage is incorporated throughout several of the bedrooms, enhancing the practicality of the accommodation. Externally, the property benefits from a substantial block paved driveway providing off road parking for at least four vehicles and leading to the integral garage, which benefits from power, lighting and a roller door. To the rear is a generous lawned garden featuring mature planted borders, established trees, shrubs and rockeries, together with a paved patio area ideal for outdoor dining and entertaining. A particular feature is the composite summer house, complete with power and lighting, offering an ideal work from home space, hobby room or garden retreat. The garden is fully enclosed by fencing and mature hedging.

Thornhill remains a highly desirable location for families, offering excellent access to local shops, schools and everyday amenities, with a wider range of facilities available in nearby Dewsbury and Wakefield. The area benefits from regular bus routes, whilst railway stations in both Dewsbury and Wakefield provide links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible, making the property ideal for commuters. Thornhill is particularly popular for its balance of convenience and countryside surroundings, with beautiful rural walks and open scenery close at hand.

Only a full internal inspection will fully appreciate the space, versatility and quality this impressive family home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

13'1" x 6'8" [4.0m x 2.04m]

Accessed via a composite front entrance door. Central heating radiator, staircase leading to the first floor landing and doors providing access to the living room and breakfast area.

### LIVING ROOM

14'5" x 11'0" [4.4m x 3.36m]

UPVC double glazed bay window to the front elevation, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and wooden mantel.



### BREAKFAST AREA

8'3" x 8'2" [2.54m x 2.5m]

Access to the understairs storage cupboard, central heating radiator, breakfast bar with laminate work surface and space for a fridge freezer. Opening through to the kitchen and doors leading to the dining room and downstairs shower room.

### KITCHEN

7'0" x 8'4" [2.15m x 2.55m]

Fitted with a range of modern wall and base units with quartz work surfaces, inset stainless steel 1.5 bowl sink with mixer tap, tiled splashbacks, four ring gas hob with glass splashback and stainless steel extractor hood above, integrated oven, integrated microwave and integrated slimline dishwasher. Two UPVC double glazed windows to the side and rear elevations, spotlights to the ceiling and kickboard heating.



### DOWNSTAIRS SHOWER ROOM/W.C.

7'6" x 7'7" [2.3m x 2.32m]

Comprising a shower cubicle with mains fed rainfall shower and handheld attachment, pedestal wash basin with mixer tap and low flush WC. Composite rear entrance door, frosted UPVC double glazed windows to the side and rear elevations, chrome heated towel radiator, extractor fan, spotlights to the ceiling, full wall tiling and internal door leading through to the garage.

### INTEGRAL GARAGE

16'6" x 8'6" [5.05m x 2.6m]

With roller door, power and lighting, housing the Vaillant combination boiler and plumbing for a washing machine. Internal access from the downstairs shower room.

### DINING ROOM

9'4" x 16'4" [2.85m x 5.0m]

Coving to the ceiling, central heating radiator, gas fireplace with marble hearth and wooden mantel, and sliding UPVC double glazed patio doors leading into the conservatory.

### CONSERVATORY

10'7" x 9'8" [3.25m x 2.95m]

Surrounded by UPVC double glazed windows with UPVC double glazed French doors leading out to the rear garden and a central heating radiator.



### FIRST FLOOR LANDING

Loft access, central heating radiator and doors providing access to four bedrooms and the house bathroom.

### BEDROOM ONE

13'2" x 10'10" [4.02m x 3.31m]

UPVC double glazed bay window to the front elevation, central heating radiator, partial spotlights to the ceiling and a range of fitted wardrobes and storage units.



### BEDROOM TWO

10'0" x 10'11" [3.06m x 3.35m]

UPVC double glazed window to the rear elevation, central heating radiator and a range of fitted wardrobes and storage units.



### BEDROOM THREE

15'11" x 7'10" [4.86m x 2.41m]

A dual aspect room with UPVC double glazed windows to both the front and rear elevations, two central heating radiators, loft access and a range of fitted wardrobes together with a fitted desk unit.

### BEDROOM FOUR

9'2" x 7'6" [2.8m x 2.31m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes above the bulkhead.

### BATHROOM/W.C.

6'9" x 5'5" [2.07m x 1.67m]

Fitted with a concealed cistern low flush WC, ceramic wash basin set into a vanity unit with storage beneath and mixer tap, and a panelled bath with mixer tap and mains fed rainfall shower with handheld attachment. Frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator, extractor fan, coving and spotlights to the ceiling, together with full wall tiling.



### OUTSIDE

To the front, the property enjoys a low maintenance garden incorporating a block paved and concrete driveway providing off road parking for at least four vehicles. To the rear is a beautifully landscaped garden featuring mature trees, shrubs and flowers, attractive rockery beds and a block paved patio area, ideal for outdoor dining and entertaining. Positioned towards the rear of the garden is a composite constructed summer house/home office with power and lighting, providing a versatile additional space. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



### 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.

### 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.