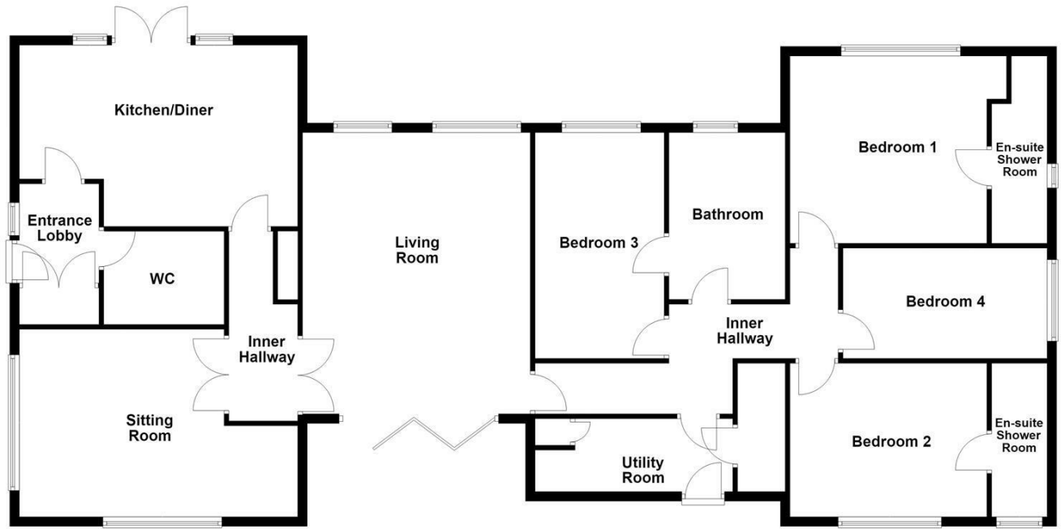
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





Whitley Chase, Whitley Road, Whitley, Dewsbury, WF12 0LU

For Sale Freehold £875,000

Located within the highly sought after semi rural village of Whitley is this substantial detached bungalow, occupying a generous plot and accessed via a long sweeping private driveway within beautifully established grounds. Offering extensive and versatile accommodation throughout, the property features four double bedrooms, two en suite shower rooms, a family bathroom and two spacious reception rooms, making it ideal for a wide range of buyers.

The accommodation briefly comprises a rear entrance hall, separate WC, kitchen diner, inner hallway, sitting room, living room, utility room and four double bedrooms, two of which benefit from en suite shower facilities, together with family bathroom. Externally, the property enjoys extensive lawned gardens with mature trees and planting, together with a long sweeping driveway leading to a detached double garage with a left electrically operated door and providing ample off road parking for several vehicles, caravans or motorhomes. Whitley is a highly regarded village location, ideally positioned for access to the surrounding towns and cities of Leeds, Wakefield, Huddersfield and Barnsley, whilst the M1 and M62 motorway networks are also readily accessible, making the property particularly appealing to commuters.

Offered to the market with no onward chain and vacant possession, the property also offers further potential to extend or develop, subject to the necessary planning permissions and consents. This is a rare opportunity to acquire a truly special home in an idyllic setting.

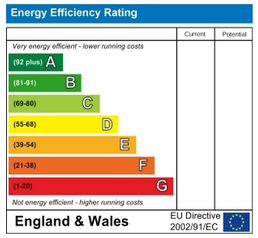
An early internal and external appraisal is highly recommended to fully appreciate all that this exceptional home has to offer.

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*

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



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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

REAR ENTRANCE LOBBY
Entered via an entrance door into a rear lobby with doors leading to the kitchen diner, downstairs W.C. and a double door storage cupboard. UPVC double glazed window to the side elevation, radiator and tiled flooring.

W.C.
5'1" x 5'5" (1.57m x 1.66m)
Appointed with a low flush W.C. and wash hand basin set within a vanity storage cupboard. The room is fully tiled and incorporates a radiator and inset ceiling spotlights.

KITCHEN DINER
19'3" x 13'0" (5.88m x 3.98m)
A superb open plan kitchen and dining space fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer with mixer tap. Integrated appliances include a dishwasher and fridge, with space provided for a feature range cooker. The room benefits from two radiators, tiled effect flooring, inset ceiling spotlights and UPVC double glazed French doors with windows to either side overlooking the front aspect.



INNER HALLWAY
Radiator, loft access and doors leading to the living room, utility room, four bedrooms and the house bathroom.

SITTING ROOM
19'5" x 13'8" (5.92m x 4.18m)
A versatile reception room which could be utilised as either a sitting room or fifth bedroom, featuring UPVC double glazed windows to the side and rear elevations, radiator and coving to the ceiling.



LIVING ROOM
20'2" x 15'9" (6.15m x 4.81m)
A generously proportioned reception room with two UPVC double glazed windows to the front elevation and a set of UPVC double glazed bi-folding doors opening onto the rear garden. Additional features include a feature burner with surround, radiator and coving to the ceiling.

UTILITY ROOM
13'6" x 5'0" (4.14m x 1.54m)
Fitted with work surfaces incorporating a stainless steel sink and drainer, plumbing for a washing machine and doors leading to a boiler cupboard and storage cupboard. The room benefits from a contemporary vertical radiator, UPVC double glazed stable door and UPVC double glazed window to the rear elevation.

BEDROOM ONE
13'8" x 12'11" (4.18m x 3.94m)
A spacious principal bedroom with UPVC double glazed window to the front elevation, radiator, coving to the ceiling and bespoke fitted wardrobes. A door leads through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
3'9" x 12'10" (1.15m x 3.92m)
Comprising a low flush W.C., pedestal wash hand basin and double shower cubicle with mixer shower. The room is fully tiled and incorporates a heated chrome towel radiator, inset ceiling spotlights and a frosted UPVC double glazed window to the side elevation.



BEDROOM TWO
10'9" x 13'9" (3.29m x 4.20m)
UPVC double glazed window to the rear elevation, radiator, coving to the ceiling and fitted wardrobes to one wall. A door leads through to a further en suite shower room.



EN SUITE SHOWER ROOM/W.C.
3'9" x 10'8" (1.16m x 3.26m)
Fitted with a double shower cubicle with mixer shower, low flush W.C. and pedestal wash hand basin. The room is fully tiled and benefits from a heated chrome towel radiator, inset ceiling spotlights and a frosted UPVC double glazed window to the rear elevation.

BEDROOM THREE
15'8" x 8'10" (4.80m x 2.71m)
Bespoke fitted wardrobes to two walls, UPVC double glazed window to the front elevation, radiator and coving to the ceiling. The room also enjoys Jack and Jill access to the main bathroom.

BEDROOM FOUR
14'2" x 7'11" (4.34m x 2.43m)
UPVC double glazed window to the side elevation, radiator and coving to the ceiling.

HOUSE BATHROOM/W.C.
6'3" x 11'10" (1.93m x 3.62m)
Beautifully appointed with a freestanding roll top bath with claw feet, pedestal wash hand basin, low flush W.C. and separate shower cubicle with mixer shower. The room is fully tiled and includes a heated chrome towel radiator, inset ceiling spotlights and a frosted UPVC double glazed window to the front elevation.



OUTSIDE
The property enjoys extensive lawned gardens to the front, taking full advantage of the open aspect across neighbouring fields. A sweeping private driveway provides ample off road parking and leads to a detached double garage with a left up and over electronic door. To the rear, there are further lawned gardens which enjoy a high degree of privacy and provide an ideal setting for outdoor relaxation and entertaining.



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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.