



WAKEFIELD
01924 291 294

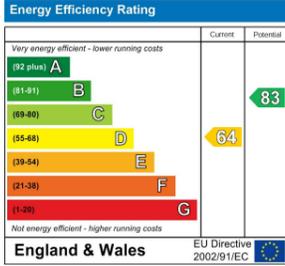
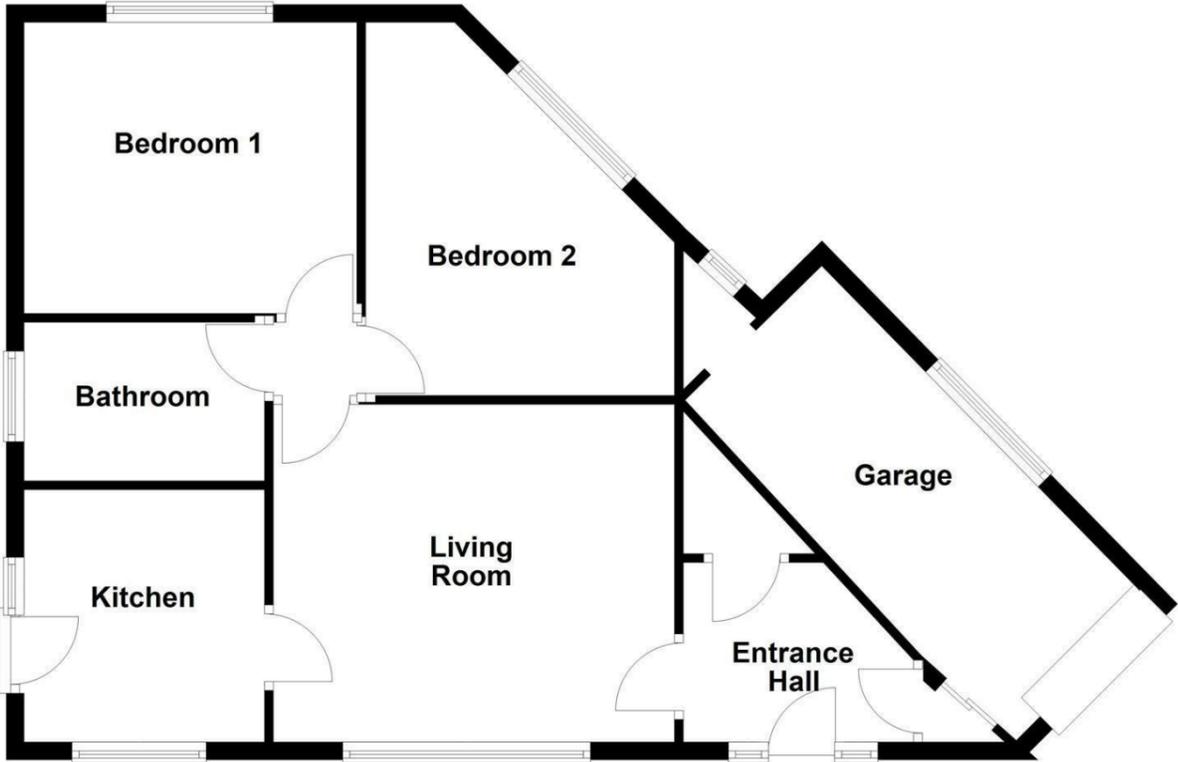
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



2a Valley Road, Thornhill, WF12 0JY
For Sale Freehold £264,500

Situated on the outskirts of Dewsbury is this two bedroom detached true bungalow has undergone full renovations throughout benefiting from a modern fitted kitchen and bathroom, a generous plot with attractive gardens and off road parking, further enhanced by a single attached garage, this property is not one to miss.

The property briefly comprises an entrance hall providing access to a storage cupboard and the integral garage, which features additional storage space, an electric roll-up door, power, and lighting. From the entrance hall there is access to the living room, which in turn leads to the kitchen. The kitchen provides access to the side of the property and a further hallway, which leads to two bedrooms and a bathroom. Externally, the front garden is mainly laid to lawn with paved and gravelled areas, complemented by a timber canopy. A tarmac driveway provides off road parking for two to three vehicles and leads to the garage. The front garden is fully enclosed by hedging and timber fencing. The rear garden is low maintenance, predominantly stone paved, fully enclosed by timber fencing.

Situated conveniently between Horbury, Ossett and Dewsbury, the property is well positioned for a range of buyers, including small families and those looking to downsize. Local shops and schools are within walking distance, while a wider range of facilities is available in Wakefield city centre and Dewsbury town centre. Dewsbury offers its own train station and local bus routes are easily accessible. Excellent motorway connections, including the M1 and M62 are nearby for commuters.

A full internal inspection is essential to fully appreciate the accommodation on offer, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front door, coving to the ceiling, central heating radiator and doors providing access to the garage, storage cupboard and living room.

GARAGE

17'7" x 7'11" [5.37m x 2.42m]

Electric roll up door, power and light. Central heating radiator, access to a storage snug, loft access and space/plumbing for a washing machine and tumble dryer.

STORAGE SNUG

Frosted UPVC double glazed window to the side and fitted shelving.

LIVING ROOM

12'5" x 14'10" [3.8m x 4.53m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and doors to a further hallway and the kitchen.



KITCHEN

8'10" x 9'4" [2.71m x 2.86m]

A range of modern wall and base units with laminate work surfaces with waterfall edge detail and breakfast bar. Integrated oven, four ring induction hob with extractor hood above and tiled splashback. Stainless steel sink and drainer with mixer tap, space and plumbing for an under counter fridge and freezer. UPVC double glazed window to the front and frosted UPVC double glazed door to the side. Coving to the ceiling and column central heating radiator.



HALLWAY

Doors to two bedrooms and the bathroom.

BEDROOM ONE

10'9" x 12'4" [3.3m x 3.77m]

UPVC double glazed window overlooking the rear, central heating radiator and coving to the ceiling.



BEDROOM TWO

13'9" x 11'5" max x 3'9" min [4.2m x 3.5m max x 1.16m min]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BATHROOM/W.C.

8'7" x 5'2" [2.63m x 1.6m]

Spotlights, extractor fan, frosted UPVC double glazed window to the side, anthracite style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and a bath with mixer tap, mains fed overhead shower, shower head attachment and glass screen.



OUTSIDE

To the front is a tarmac driveway leading to a single attached garage with electric roll up door and driveway accessed through timber double gates. The garden is mainly laid to lawn and incorporates both paved and pebbled patio areas, ideal for outdoor dining and

entertaining, with a timber canopy over. The front garden is fully enclosed by hedging and timber fencing, with railway sleeper borders. To the rear is a low maintenance rear garden with a stone paved patio, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Wakefield 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.