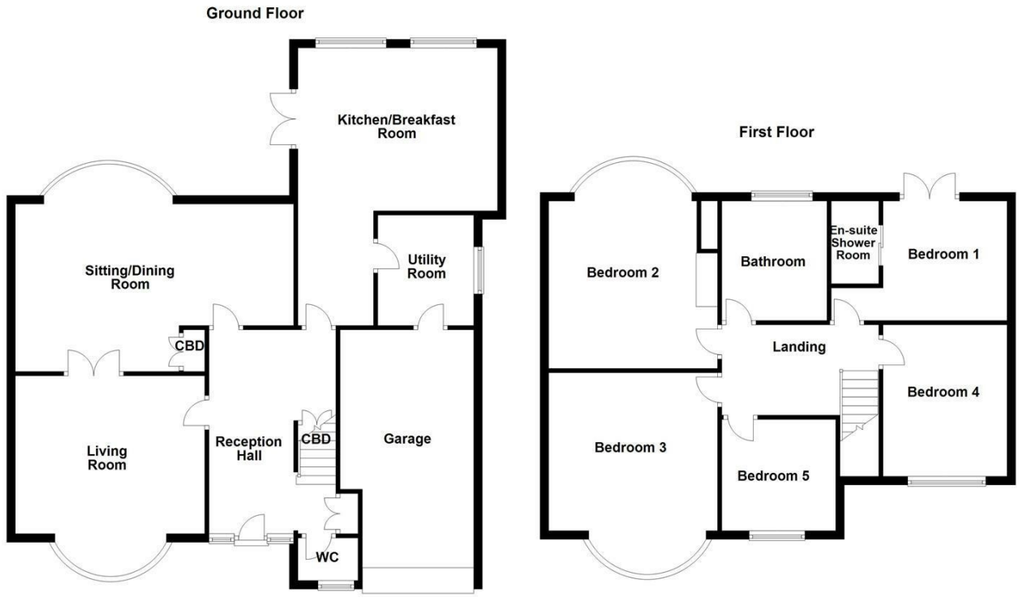
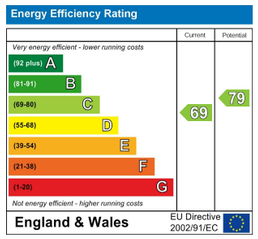


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

20 Valley Road, Thornhill, Dewsbury, WF12 0JY

For Sale Freehold Offers In Excess Of £500,000

A fantastic opportunity to purchase this extended five bedroom detached family home benefitting from two large reception rooms, a bespoke kitchen/breakfast room, ample off road parking and turning space and an enclosed landscaped rear garden.

With UPVC double glazing and gas central heating, the property fully comprises of large reception hall, downstairs w.c., built in double doored cloakroom, understairs cupboard, living room, spacious sitting/dining room and extended kitchen/breakfast room with separate utility room and access to the integral single garage. The galleried landing leads to the five well proportioned bedrooms, with the principal bedroom boasting en suite shower facilities and the four piece suite house bathroom/w.c. Outside to the front there's an attractive lawned front garden with planted borders and an L-shaped tarmacadam driveway sweeping around the front providing ample off road parking and turning space. A timber gate provides access down a pebbled pathway into the landscaped rear garden with two paved patio areas, perfect for al fresco dining overlooking an attractive lawned rear garden with pebbled area and timber shed, completely enclosed by timber panelled surround fences on all three sides.

The property is within walking distance to the local amenities and schools located nearby with great access to the M1 and M62 motorway links, which are only a short distance away. Main bus routes run to and from Dewsbury town centre, as well Wakefield and Huddersfield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

RECEPTION HALL
Composite front entrance door leads into the reception hall. UPVC double glazed windows surrounding the door frame, solid wooden floor, picture rail, three wall lights, central heating radiator and staircase with handrail leading to an exposed staircase on the first floor. Small double doored understairs storage cupboard, double doored built in cloakroom and doors providing access to the sitting/dining room, living room, downstairs w.c. and extended modern fitted kitchen/breakfast room.

LIVING ROOM
14'5" x 12'1" (min) x 14'11" (max) (4.40m x 3.69m (min) x 4.56m (max))
Curved walk in bay window with plantation shutters, UPVC double glazed windows overlooking the front aspect, multi fuel wood burning stove, coving to the ceiling, picture rail, four wall lights and double doors leading into the sitting/dining room.

SITTING/DINING ROOM
15'10" (max) x 9'4" (min) x 21'4" (4.85m (max) x 2.85m (min) x 6.51m)
Curved walk in bay window with plantation shutters, UPVC double glazed windows overlooking the rear garden, two central heating radiators, set of UPVC double glazed French doors leading into the rear garden, double door providing access into a cupboard with light and power within and door into the reception hall.

KITCHEN/BREAKFAST ROOM
21'3" (max) x 11'0" (min) x 15'4" (6.49m (max) x 3.36m (min) x 4.68m)
Full size dresser with corian work surface, shaker style units and chrome handles in the walkway into the kitchen/breakfast room providing a library area. Range of shaker style wall and base units with chrome handles, Corian work surface and Corian upstanding above. Sink and drainer with chrome swan neck mixer tap, central island with breakfast bar seating, Range cooker with five ring gas hob, glass splash back and large black cooker hood over. Space for an American style fridge/freezer, integrated Hotpoint microwave oven and integrated full size dishwasher. Downlights built into the wall cupboards and over lighting, large lantern window over the central island with LED strip lighting, inset spotlights to the ceiling, karndean flooring, coving to the ceiling and a set of UPVC double glazed French doors leading out to the rear garden. Two UPVC double glazed windows to the rear, two wall mounted contemporary dark grey radiators and a door providing access into a separate utility room.

UTILITY ROOM
7'4" x 8'4" (2.24m x 2.56m)
Range of shaker style units with chrome handles and Corian work surface over. Belfast ceramic sink with swan neck chrome mixer tap and tiled splash back, karndean flooring, space and plumbing for a washing machine, space for a dryer, UPVC double glazed frosted window overlooking the side elevation, inset spotlights to the ceiling and wall mounted contemporary dark grey radiator. Door leading into the integral garage.

INTEGRAL GARAGE
19'1" x 8'0" (min) x 9'8" (max) (5.84m x 2.44m (min) x 2.96m (max))
Polished concrete floor with power and light within. Houses the boiler and heating system.

W.C.
3'2" x 4'7" (0.99m x 1.41m)
Low flush w.c., wall hung wash basin with chrome mixer tap, partially tiled walls and solid wooden floor. UPVC double glazed frosted window to the front aspect and central heating radiator.

FIRST FLOOR LANDING
Loft access, central heating radiator and doors providing access to five bedrooms and the house bathroom.

BEDROOM ONE
9'6" (min) x 13'6" (max) x 9'4" (2.91m (min) x 4.13m (max) x 2.86m)
Two wall lights, set of UPVC double glazed French doors to the rear aspect, contemporary white radiator, coving to the ceiling and sliding door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'1" x 6'7" (0.95m x 2.02m)
Three piece suite comprising enclosed shower cubicle with bi-folding glass door, mixer shower within and rain shower head attachment, circular ceramic wash basin with chrome mixer tap built onto a Corian work surface and low flush w.c. Partially tiled walls, dado rail, wall mounted white ladder style radiator and vanity mirror with built in LED light. Coving to the ceiling, inset spotlights to the ceiling and wall mounted extractor fan.

BEDROOM TWO
11'3" (min) x 12'5" (max) x 15'9" (3.43m (min) x 3.79m (max) x 4.81m)
UPVC double glazed walk in bay window overlooking the rear elevation, built in double doored storage cupboard, picture rail, central heating radiator with radiator cover and built in shelving above.

BEDROOM THREE
12'11" x 12'2" (min) x 15'0" (max) (3.96m x 3.72m (min) x 4.59m (max))
Curved UPVC double glazed bay window with UPVC double glazed windows overlooking the front elevation, two low hanging lights central heating radiator and original picture rail.

BEDROOM FOUR
10'3" x 11'7" (3.13m x 3.55m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, contemporary white radiator, amtico flooring and wall light. Small cupboard doors into the eaves.

BEDROOM FIVE
8'5" x 8'0" (2.59m x 2.46m)
UPVC double glazed window overlooking the front elevation, picture rail and central heating radiator.

BATHROOM/W.C.
9'1" x 8'3" (2.77m x 2.54m)
Completely refurbished in 2024 with a four piece suite comprising freestanding bath with mixer tap, flush to the wall with tiled splashback, walk-in shower cubicle with two solid frosted glass panels, mixer shower with rainfall shower head and additional shower attachment within, wash hand basin with chrome mixer tap and tiled splashback. Built-in vanity unit with two drawers below, finished with chrome handles, low flush WC, waterproof LVT flooring throughout, frosted window overlooking the rear elevation, white ladder style radiator and inset spotlights to the ceiling.

OUTSIDE
To the front of the property there is a large L-shaped tarmacadam driveway providing a turning circle to the front, planted borders on all sides and an attractive lawned front garden. A pebbled pathway leads through a timber gate to the left hand side of the property leading onto a paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden with steps leading up to it and pebbled area housing a timber shed, enclosed by timber panelled surround fences on all sides.

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

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.