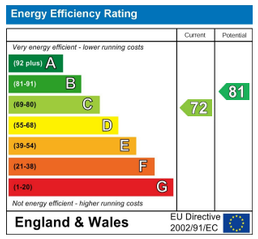
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

33 Whitley Road, Dewsbury, WF12 0LP

For Sale Freehold Offers In The Region Of £625,000

Sitting on a generous sized plot is this three bedroom detached home having undergone a full refurbishment including high quality modern kitchen and bathrooms along with a superb first floor conversion which could easily be self-contained for those working from home, accommodating a dependent relative or as a luxurious principal suite. With 2 unique velux cabrio windows that transform out into balconies, this space offers a peaceful retreat to further take in the views and would be suitable for a variety of uses such as a beauty/massage/therapy business.

The south facing property also offers ample entertaining space with indoor-outdoor living style and bi-folding doors opening onto an extensive enclosed decking area leading to a further patio/entertaining space and private lawned gardens.

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

This Energy efficient home has the benefit of burglar alarm, CCTV and smoke detectors and briefly comprises of the entrance hall, dining room, living room, two ground floor bedrooms [both with fitted wardrobes], modern fitted kitchen with separate cloakroom and utility. Stairs lead to the first floor providing access to a second lounge with hallway leading to the principal bedroom suite and shower room. Outside to the front, double gates provide access to the driveway providing ample off road parking for several vehicles. There is a tiered landscaped front garden enhancing the approach to the front entrance of the property whilst to the rear is a generous south facing tiered garden, ideal for outdoor entertaining with a decked and paved patio area with steps down to an attractive lawn.

Nestled in the sought after area of Thornhill, this home is ideally positioned for local amenities, highly regarded schools, and excellent transport links to nearby towns including Ossett, Horbury, and Wakefield.

ACCOMMODATION

ENTRANCE HALL
Oak front door and door to the dining room.

DINING ROOM
17'5" x 20'5" (max) x 13'4" (min) (5.31m x 6.24m (max) x 4.08m (min))
Bi-folding doors leading to the rear with fantastic rural far reaching views, amtico flooring, column central heating radiator, spotlights and doors to two bedrooms, living room, kitchen and bathroom.

LIVING ROOM
14'11" x 14'0" (max) x 13'0" (min) (4.56m x 4.28m (max) x 3.97m (min))
Anthracite double glazed circular frosted windows to the side, set of bi-folding doors to the rear, column central heating radiator, spotlights and Contura log burner with stone hearth, tiled surround and wooden mantle.

BEDROOM TWO
11'1" x 14'0" (3.39m x 4.28m)
UPVC double glazed windows to the front and side, Blossom Avenue fitted wardrobes, spotlights, coving to the ceiling and column central heating radiator.

BEDROOM THREE
13'5" x 10'6" (4.09m x 3.21m)
Bi-folding doors to the rear, spotlights, coving to the ceiling, column central heating radiator, Blossom Avenue fitted wardrobes and extended 'hidden' wardrobe (1.1m x 1.54m) with radiator.

KITCHEN
16'5" x 9'4" (max) x 9'0" (min) (5.02m x 2.86m (max) x 2.75m (min))
Kitchen supplied by Howdens with a range of shaker style modern wall and base units with white quartz work surface over incorporating ceramic belfast sink and drainer with mixer tap, space for a Range style cooker with extractor hood, integrated Bosch appliances such as fridge/freezer, dishwasher and washing machine. Spotlights, UPVC double glazed window to the front, oak rear door and door to the cloakroom.

CLOAKROOM
7'9" x 12'11" (max) x 10'5" (min) (2.37m x 3.95m (max) x 3.18m (min))
Linked Mains wired smoke alarms to cloaks top of stairs and kitchen, UPVC double glazed window to the front, column central heating radiator, spotlights, stairs to the first floor lounge area and door to the utility.

UTILITY
7'9" x 7'7" (max) x 5'1" (min) (2.38m x 2.32m (max) x 1.56m (min))
Black galaxy granite work surface over with space and plumbing for a washing machine and tumble dryer. UPVC double glazed window to the side, column central heating radiator, spotlights, understairs storage snug and storage cupboard.

BATHROOM/W.C.
7'11" x 9'4" (2.43m x 2.85m)
Four piece suite comprising low flush w.c., old London midnight blue vanity with ceramic basin and mixer tap, storage and LED mirror above, stand alone roll top bath with mixer tap and shower head attachment and separate shower cubicle with mains overhead rainfall shower. UPVC double glazed frosted window to the front, spotlights and chrome ladder style radiator,

FIRST FLOOR

LOUNGE
16'6" x 16'2" (max) x 4'7" (min) (5.05m x 4.95m (max) x 1.4m (min))
Spotlights, two column central heating radiators, an opening to a further hallway, two storage cupboards and two Velux cabrio balconies with far reaching views towards Emley Moor.

HALLWAY
4'7" x 5'8" (1.4m x 1.73m)
Spotlights and door to the principal bedroom and shower room.

PRINCIPAL BEDROOM
11'7" x 12'7" (3.55m x 3.84m)
Column central heating radiator, velux skylight and spotlights.

SHOWER ROOM/W.C.
6'6" x 8'0" (2.0m x 2.46m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. Skylight window, column central heating radiator, spotlights and extractor fan.

OUTSIDE
To the front of the property is a tiered landscaped garden incorporating pebbled areas with mature plants and flowers, a set of paved steps leading to the front door and resin driveway providing off road parking for several vehicles accessed via a set of double gates. To the rear is a tiered garden, perfect for outdoor dining and entertaining with raised decked and paved patio area with far reaching rural views overlooking the lawned garden incorporating pebbled area, fully enclosed by timber fencing and hedging.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We've loved every moment living here — from morning coffees on the terraces watching the mist roll over the fields, to family BBQs in the garden at sunset. The loft room has been one of our favourite spaces, offering a peaceful retreat with incredible views. One of the biggest transformations was the loft conversion, which has added a fantastic, versatile room. It's been everything from a guest suite, to a quiet office with a view — and we'll definitely miss waking up to those beautiful countryside scenes. This home has been a real sanctuary for us and we hope the next owners enjoy it as much as we have."

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

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.