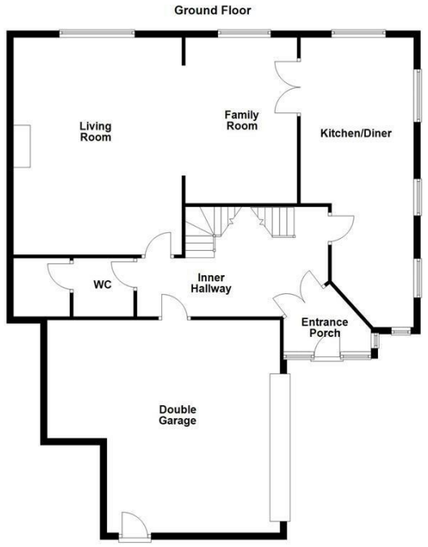
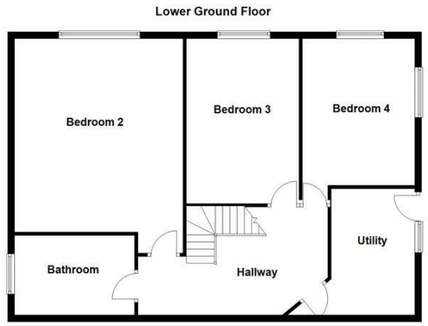
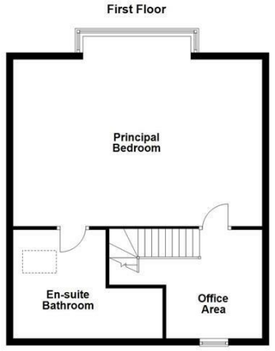




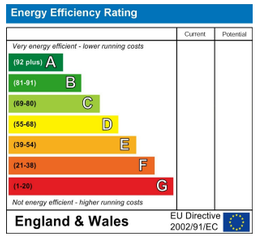


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

67a Valley Road, Dewsbury, WF12 0JE

For Sale Freehold £500,000

Situated on the sought after Valley Road in the highly regarded Thornhill area of Dewsbury, this deceptively spacious four bedroom detached family home offers versatile accommodation arranged over three floors. The property boasts ample reception space, and sits within a fully enclosed plot with extensive off road parking, a double garage, and far reaching rural views.

The accommodation briefly comprises an entrance porch leading into an inner hallway, which provides access to both the first floor and lower ground floor. From the hallway there are doors to the kitchen diner, living room, downstairs WC, and the integral double garage, which benefits from power, lighting, and an electric roller door. The downstairs WC also gives access to a useful storage cupboard. The living room flows through to a family room, which in turn leads into the kitchen diner, creating an excellent layout for family living and entertaining. To the first floor there is an office space which leads through to the principal bedroom, complete with fitted wardrobes and en suite bathroom facilities. The lower ground floor offers a main hallway providing access to bedrooms two, three, and four, along with a house bathroom and a utility room with side access to the property, adding further practicality and flexibility. Externally, to the front of the property, wrought iron gates open onto an extensive driveway providing off road parking for up to five vehicles, leading to the attached double garage. The frontage also features planted borders, lawned areas, and a paved patio area, ideal for outdoor dining and entertaining. Steps lead down to the rear garden, which is mainly laid to lawn with additional planted features and access to a brick built outbuilding, ideal for storage. The garden is fully enclosed by hedging and fencing, making it perfect for children and pets.

The property is ideally located for a growing family, particularly those who enjoy countryside walks. There are well regarded schools, local shops, and popular pubs within close proximity. Excellent transport links are available, with regular bus routes serving Thornhill and surrounding areas. Nearby Dewsbury town centre and Wakefield offer train stations with connections to major cities including Leeds, Manchester, and London. For those commuting further afield, the property also benefits from easy access to the M1 and M62 motorway networks.

A full internal inspection is essential to fully appreciate the size, layout, and location of this fantastic family home. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

DOUBLE GARAGE
20'8" x 22'1" (max) x 16'10" (min) (6.30m x 6.75m (max) x 5.15m (min))
Featuring an electric roll up door and internal access via a hallway, a frosted UPVC double glazed side door, power and lighting, and a vaulted ceiling ideal for storage. The garage houses the Worcester boiler and water tank and includes a range of wall and base units with laminate work surfaces over, ideal for storage, along with a plug point suitable for EV charging.

ENTRANCE HALL
3'2" x 8'9" (max) x 7'2" (min) (0.97m x 2.67m (max) x 2.20m (min))
Part frosted UPVC double glazed entrance door, coving to the ceiling, frosted UPVC double glazed windows to the front and side, fitted bench seat provides useful storage. Double doors lead into the inner hallway.

INNER HALLWAY
5'0" x 18'1" (max) x 10'7" (min) (1.54m x 5.53m (max) x 3.25m (min))
Coving to the ceiling, central heating radiator, and doors providing access to the garage, living room, kitchen diner, and downstairs WC. Stairs lead up to the first floor and down to the lower ground floor.

DOWNSTAIRS W.C.
5'10" x 5'7" (1.80m x 1.71m)
Central heating radiator, extractor fan, storage cupboard, concealed cistern WC, and a wash basin built into a storage unit with mixer tap and antique brass fittings.

LIVING ROOM
16'4" x 21'1" (max) x 14'9" (min) (5.0m x 6.44m (max) x 4.50m (min))
UPVC double glazed window to the rear offering far-reaching rural views and opening into the family room. Features include coving to the ceiling, ceiling roses, dado rail, central heating radiator, and an open fireplace with stone hearth, surround, and mantel.

FAMILY ROOM
16'2" x 10'11" (4.95m x 3.35m)
Double doors leading through to the kitchen diner, coving to the ceiling, dado rail, ceiling rose, central heating radiator, and a UPVC double glazed window to the rear.

KITCHEN DINER
4'1" x 27'3" (max) x 10'11" (min) (1.25m x 8.32m (max) x 3.35m (min))
UPVC double glazed window to the rear, three UPVC double glazed windows to the side, and one to the front, central heating radiator, partial spotlighting, and a comprehensive range of wall and base units with stone work surfaces. Appliances include a 1 1/2 composite sink with mixer tap, tiled splashbacks, four ring electric hob with extractor hood above, integrated oven and microwave, integrated dishwasher, and ample space for an American style fridge freezer.

LOWER GROUND FLOOR HALLWAY
10'0" x 18'10" (max) x 4'7" (min) (3.05m x 5.75m (max) x 1.40m (min))
Coving to the ceiling, central heating radiator, and doors leading to bedrooms two, three, and four, the utility room, and the bathroom.

BEDROOM TWO
16'4" x 20'10" (max) x 17'10" (min) (5.0m x 6.36m (max) x 5.45m (min))
UPVC double glazed window to the rear, coving to the ceiling, and central heating radiator.

BEDROOM THREE
10'11" x 16'2" (3.35m x 4.95m)
UPVC double glazed window to the rear, central heating radiator, and coving to the ceiling.

BEDROOM FOUR/STUDY
10'11" x 16'2" (max) x 14'3" (min) (3.35m x 4.95m (max) x 4.36m (min))
Two UPVC double glazed windows to the side and rear, coving to the ceiling, central heating radiator, and a range of fitted bookshelves, storage units, and a fitted desk. This room is currently used as a study.

BATHROOM
11'5" x 7'8" (3.5m x 2.36m)
Frosted UPVC double glazed window to the side, pedestal wash basin, low flush WC, panelled bath with mixer tap and shower head attachment, separate shower cubicle with glass shower screen, extractor fan and full tiling.

UTILITY ROOM
7'4" x 11'10" (max) x 13'3" (min) (2.25m x 3.63m (max) x 4.05m (min))
Frosted UPVC double glazed side door, UPVC double glazed side window, wall and base units with resin work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, and space and plumbing for a washing machine and tumble dryer.

OFFICE AREA
7'2" x 10'8" (max) x 9'6" (min) (2.20m x 3.26m (max) x 2.90m (min))
UPVC double glazed window to the front, loft access, fitted shelving units, and a door leading to the principal bedroom.

PRINCIPAL BEDROOM
24'3" x 16'7" (max) x 16'3" (min) (7.40m x 5.07m (max) x 4.97m (min))
UPVC double glazed box window to the rear with far-reaching rural views, central heating radiator, fitted wardrobes, storage units, and a door leading through to the en suite bathroom.

EN SUITE BATHROOM
14'7" x 10'6" (max) x 9'0" (min) (4.45m x 3.22m (max) x 2.75m (min))
Velux skylights, chrome ladder style heated towel rail, extractor fan, spotlighting. Low flush WC, pedestal wash basin with mixer tap, corner bath, and a separate shower cubicle with overhead and handheld shower attachments, glass screen, full tiling, wet wall panelling, and brass fittings.

OUTSIDE
Wrought iron gated access leads to an expansive driveway providing off road parking for four to five vehicles. The driveway slopes down towards the front door and attached double garage, which benefits from an electric roller door, power, lighting, and a separate side access door. A paved pathway provides an ideal space for outdoor dining and entertaining. The rear garden is mainly laid to lawn with planted borders throughout and access to a brick built outbuilding, ideal for storage. The garden is fully enclosed with hedging and fencing, making it ideal for pets and children.

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.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.