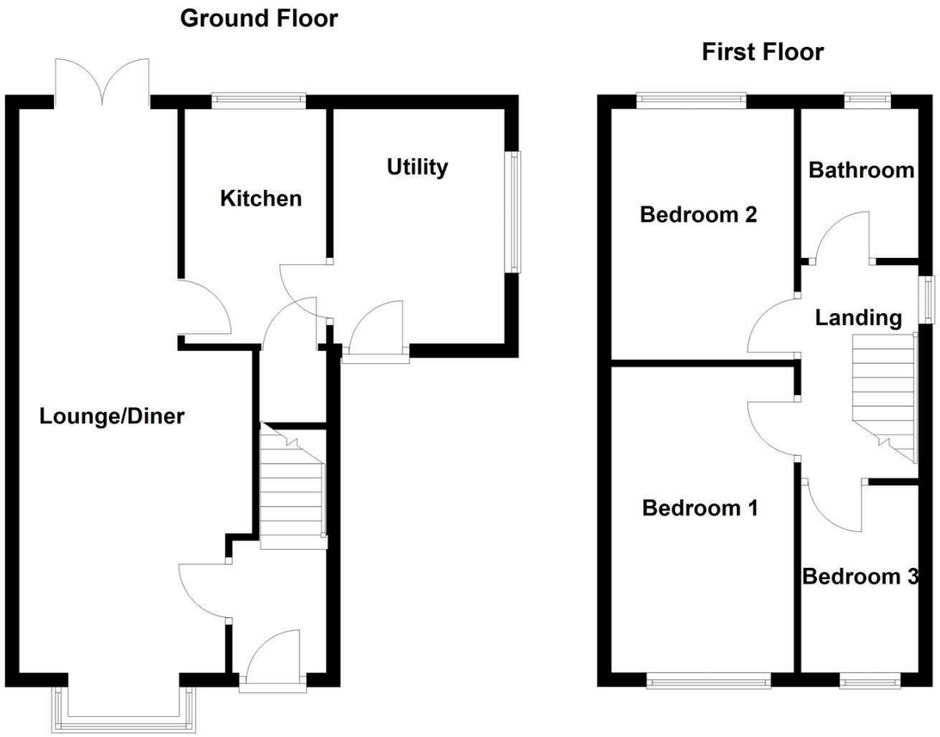

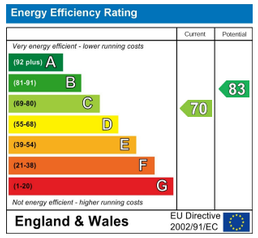

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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24 Valley Road, Dewsbury, WF12 0HZ

For Sale Freehold £210,000

An extended three bedroom semi-detached home, pleasantly situated in a popular residential area of Dewsbury. Occupying a generous plot, the property benefits from an open-plan lounge diner, and a southwest facing rear garden.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing. The spacious open plan lounge diner features a front facing UPVC double-glazed bay window and rear UPVC patio doors providing direct access to the garden, while also flowing seamlessly into the kitchen. The kitchen is fitted with a range of wall and base units and offers access to the extension, currently utilised as a utility room. This versatile space lends itself to a variety of uses, such as a home office, study, snug, or playroom. To the first floor, there are two well proportioned double bedrooms, a comfortable single bedroom, and a house bathroom. Externally, the front elevation offers a gravelled driveway alongside a neatly maintained lawn. The enclosed rear garden enjoys a southwest aspect and is arranged over two tiers, incorporating a paved patio and lawned area, all bounded by fencing to provide privacy. Further benefits include UPVC double glazing and gas central heating.

Ideally suited to first-time buyers and young families alike, the property is conveniently positioned for access to a range of local primary and secondary schools, with Dewsbury town centre a short distance away and nearby countryside walks easily accessible.

Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

ACCOMMODATION

ENTRANCE HALL
Entering through the UPVC door, the entrance hall benefits from a central heating radiator, and a staircase rising to the first floor. A door leads into the open-plan lounge diner.

OPEN PLAN LOUNGE DINER
16'6" x 10'0" (5.05m x 3.07m)
This spacious reception area features a central heating radiator, a double glazed UPVC bay window to the front elevation, and double glazed UPVC patio doors providing access to the rear garden. The room flows openly into the kitchen.

KITCHEN
10'5" x 6'7" (3.19m x 2.02m)
The kitchen is fitted with a range of wall and base units complemented by laminate work surfaces and a stainless steel sink with mixer tap and drainer. There is space and plumbing for appliances, a double glazed UPVC window overlooking the rear elevation, tiled splashbacks, access to understairs storage/pantry, and plumbing for a washing machine. A door provides access to the utility extension.

UTILITY ROOM
10'9" x 8'3" (3.29m x 2.52m)
The utility area offers tiled flooring, a UPVC entrance door, and double-glazed UPVC windows to the side elevation. Additional features include a central heating radiator and space/plumbing for further appliances, including a fridge freezer.

FIRST FLOOR LANDING
The landing provides access to a loft hatch, three bedrooms, the house bathroom and a double-glazed UPVC window to the side elevation.

BEDROOM ONE
14'4" x 8'2" (4.39m x 2.49m)
This generous principal bedroom benefits from a central heating radiator, a double-glazed UPVC window to the front elevation, and fitted wardrobes with a matching dressing table.

BEDROOM TWO
11'8" x 8'4" (3.56m x 2.55m)
A well proportioned bedroom featuring, a central heating radiator, and a double glazed UPVC window to the rear elevation.

BEDROOM THREE
9'6" x 5'10" (2.90m x 1.78m)
A comfortable single bedroom offering a central heating radiator, and a double glazed UPVC window to the front elevation.

BATHROOM
5'10" x 7'7" (1.80m x 2.33m)
The bathroom is appointed with tiled flooring and full-height wall tiling. The suite comprises a low-level WC, pedestal hand wash basin with hot and cold taps, and a panelled bath with shower attachment. A heated towel radiator and a double glazed UPVC window to the rear elevation complete the space.

OUTSIDE
To the front of the property there is a gravelled driveway with a flagged pathway leading to the UPVC entrance door. There is also separate access via a UPVC door into the utility extension. The front garden is enclosed by timber fencing. To the rear, there is a tiered garden comprising a flagged patio area, a turfed section, and a gravelled area, all enclosed by timber fencing. The garden enjoys a desirable south west facing aspect.

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

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.