



Valley Road, Dewsbury WF12 0JE

welcome to

Valley Road, Dewsbury

Rare to the market and situated in the ever popular area of Thornhill is this well presented and proportioned three/ four double bedroom detached family home. Everything you need in a property so arrange to view today!!



First Floor Accommodation

Entrance Hallway

Double glazed composite door to front, gas central heating radiator and double glazed window to front. Stairs to lower ground floor accommodation, over stairs storage cupboard and doors to first floor accommodation.

Kitchen Area

14' x 7' 8" (4.27m x 2.34m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer with mixer tap. Plumbing for washing machine and dishwasher. Seven ring gas hob with double oven and grill. Double glazed window to front and tiled flooring. Archway to dining area.

Lounge

18' 5" x 11' 10" (5.61m x 3.61m)

Two double glazed windows to rear with far reaching views across the valley and farm land. Gas central heating radiator, telephone and TV points. Coving to ceiling, decorative fireplace with marble inlay and hearth.

Dining Area

7' 10" x 7' 8" (2.39m x 2.34m)

Double glazed window to rear and side with far reaching views across the valley and farm land. Gas central heating radiator, wall mounted boiler and tiled flooring.

Utility Room

7' 11" x 7' 10" (2.41m x 2.39m)

Upvc door to side and double glazed window to side. Wall and base units, complementary work surfaces and plumbing for washing machine. Door to dining room and integral garage.

Integral Garage

Benefiting from an up and over door, power points and lighting. Perfect for storage.

First Floor Shower Room

WC, wash hand basin with mixer tap and shower cubicle with wall mounted shower. Double glazed window to side, gas central heating radiator and fully tiled walls and floor.

Bedroom

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to rear with far reaching views across the valley and onto farm land, gas central heating radiator and coving to ceiling.

Lower Ground Floor

Accommodation

Landing

Gas central heating radiator and built in storage cupboards to one wall.

Bedroom

12' x 9' 11" (3.66m x 3.02m)

Double glazed window to rear with far reaching views across the rear garden, gas central heating radiator and coving to ceiling.

Bedroom

11' 10" x 8' 1" (3.61m x 2.46m)

Double glazed window to rear with far reaching views across the rear garden, gas central heating radiator and laminate flooring. Coving to ceiling.

Dining Room/ Second Reception

21' 2" MAX x 9' 11" (6.45m MAX x 3.02m)

Double glazed window to rear with far reaching views across the rear garden. Part upvc construction.

Bathroom

Double glazed window to side. Jacuzzi style bath with mixer tap and shower over. Vanity wash hand basin with mixer tap and storage below. Corner WC. part tiled walls and tiled floor. Towel style radiator.

Exterior

To the front of the property there is a tarmac driveway providing off street parking for multiple vehicles. Pebbled and paved area to side, raised sitting area perfect for admiring the view with plant, tree and shrub borders. The enclosed rear garden has various pebbled, decked and paved areas perfect for relaxing, entertaining and admiring the view. Pond and rockery features. Watering tap,



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Valley Road, Dewsbury

- Three/ Four Bedroom Detached
- Two Reception Rooms, Two Bathrooms
- Utility Room & Integral Garage
- Stunning Far Reaching Views
- View Today !

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116051 - 0005

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