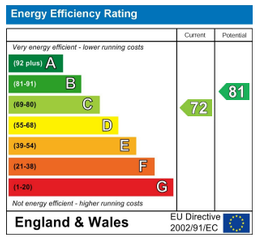
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Excess Of £600,000

Enjoying far reaching countryside views and exceptional privacy with no overlooking to the rear, this impressive three-bedroom detached home makes full use of its tranquil setting through full-width bi-fold doors that create seamless indoor-outdoor living. Sitting on a generous plot, the property has undergone a comprehensive refurbishment, including a high quality modern kitchen and bathrooms, alongside a superb first-floor conversion that delivers the feel of a contemporary two-storey home rather than a traditional bungalow. The plot and layout also offer scope for a detached garden office or studio, summer house, ideal for home working while enjoying the panoramic views and privacy.

Buyers are often surprised by the amount of accommodation on offer, with the first floor providing a second lounge, principal bedroom suite and shower room. This versatile space could easily be self-contained, making it ideal for those working from home, accommodating a dependent relative, or as a luxurious principal suite. Featuring two unique Velux Cabrio windows that transform into balconies, the first-floor accommodation offers a peaceful retreat with elevated views and would also suit a variety of uses, including a beauty, massage or therapy business. The south-facing property further benefits from excellent entertaining space, with bi-folding doors opening onto an extensive enclosed decked area, leading to an additional patio and private lawned gardens beyond—perfect for both relaxing and hosting.

This energy-efficient home is equipped with a burglar alarm, CCTV and smoke detectors, and briefly comprises an entrance hall, dining room, living room, two ground floor bedrooms (both with fitted wardrobes), a modern fitted kitchen, separate cloakroom and utility room. Stairs rise to the first floor, giving access to a second lounge and hallway leading to the principal bedroom suite and shower room. Externally, double gates open onto a driveway providing ample off-road parking for several vehicles. A tiered, landscaped front garden enhances the approach to the property, while the rear boasts a generous south-facing, tiered garden ideal for outdoor entertaining, with decked and paved patio areas and steps down to an attractive lawn.

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

Only a full internal inspection will truly reveal the quality, space and versatility this home has to offer, and an early viewing is highly recommended.

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."

WHY THIS HOME IS DIFFERENT?
Unlike a traditional bungalow, this property offers a substantial first floor comprising a second lounge, principal bedroom suite and shower room delivering the flexibility and feel of a modern detached house, while retaining the convenience of ground-floor living. The layout and accommodation make this home equally appealing to those seeking a detached house or a high-quality bungalow with added space.

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.