



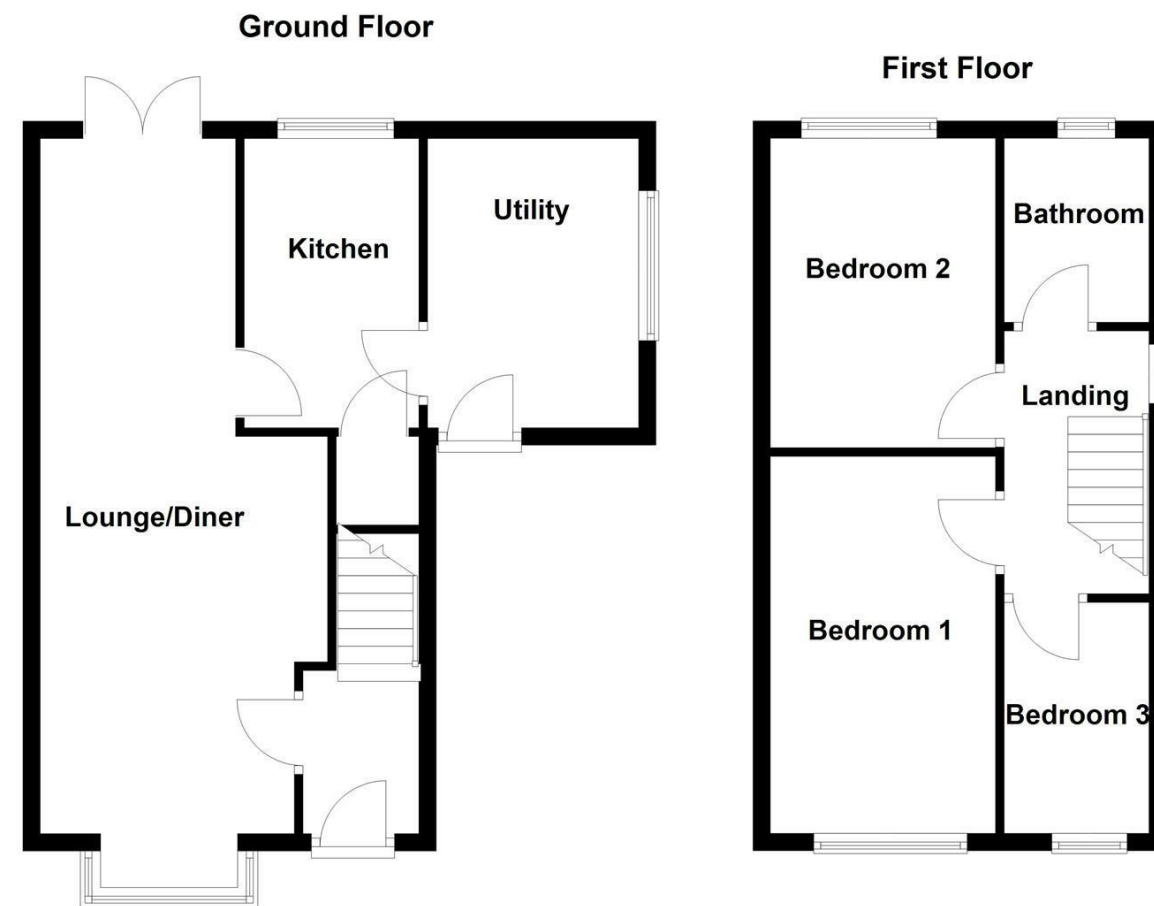
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24 Valley Road, Dewsbury, WF12 0HZ

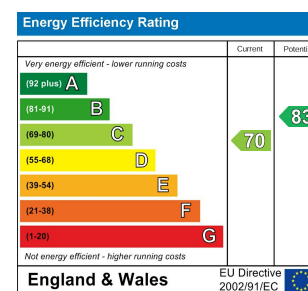
For Sale Freehold £210,000

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.



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*your home may be repossessed if you do not keep up repayments on your mortgage



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.