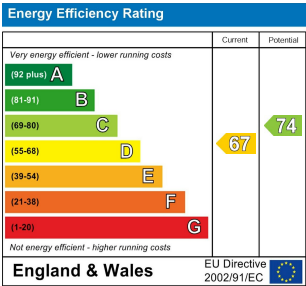


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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2 Valley Road, Thornhill, Dewsbury, WF12 0JY

For Sale Freehold Starting Bid £360,000

For sale by Modern Method of Auction; Starting Bid Price £360,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the highly sought after Thornhill Edge area of Dewsbury is this beautifully presented and extended four bedroom detached family home. The property benefits from a spacious plot with ample off road parking and a fantastic rear garden—perfect for entertaining.

The accommodation briefly comprises of a welcoming entrance vestibule leading through to an inner hallway with stairs to the first floor. From here, there is access to the living room, dining room, and kitchen. The living room flows seamlessly into the dining room, while the kitchen also connects to both the dining room and the rear garden. The kitchen further benefits from access to the single integral garage, which features an electric roller door, power and lighting, the central heating combi boiler, and useful storage space. To the first floor, a landing provides access to the loft, four double bedrooms, and the family bathroom. Bedroom one benefits from en suite shower facilities. Externally, the property enjoys a low-maintenance front garden with a tarmac driveway providing off-road parking for three to four vehicles, leading to the garage and main entrance. The front boundary is enclosed with walls and an iron roller gate for added security. The rear garden is a particular highlight, being fully enclosed with fencing and hedging—ideal for families with children and pets. It offers a tiered layout incorporating decked and paved patio areas, a lawn, and a covered canopy currently housing a hot tub. Additional outdoor features include external power points, a garden shed and a summerhouse, and plenty of room for outdoor dining and entertaining.

The property is ideally located for families, with local shops, schools, and amenities within walking distance, as well as further facilities available in Dewsbury town centre and nearby Ossett. Excellent transport links include local bus routes, Dewsbury train station, and convenient access to both the M62 and M1 motorways, making it a superb choice for commuters.

An early internal inspection is highly recommended to fully appreciate the space, quality, and versatility this home has to offer.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

ENTRANCE PORCH

Composite entrance door into the porch with UPVC double glazed window to the front and a entrance door into the entrance hall.

ENTRANCE HALL

UPVC double glazed window into the entrance porch, stairs to the first floor landing. Doors to the kitchen, living room and downstairs W.C..

LIVING ROOM

26'2" x 12'10" [max] x 9'8" [min] [7.98m x 3.92m [max] x 2.95m [min]]
UPVC double glazed window to the front, UPVC double glazed French doors to the dining room, two central heating radiators, coving to the ceiling, ceiling roses, gas fireplace with marble hearth and surround. The living room was originally two rooms measuring 6.35m x 4.20m [max] x 3.23m [min] and 3.92m x 3.64m.



KITCHEN

17'6" x 16'9" [max] x 6'1" [min] [5.35m x 5.12m [max] x 1.86m [min]]
UPVC double glazed doors to the rear garden, UPVC double glazed window to the rear, coving to the ceiling, spotlights, two central heating radiators, opening to the dining room. A range of modern wall and base units with quartz work surfaces, inset sink with mixer tap and drainer, four ring gas hob with stainless steel splashback and extractor, integrated double oven, integrated wine cooler, integrated dishwasher, integrated washing machine, and an American style fridge freezer [included in the sale].

DINING ROOM

12'1" x 10'11" [3.70m x 3.33m]
Surrounded by UPVC double glazed windows, vaulted ceiling with spotlights, two central heating radiators, modern base units with quartz work surface in a breakfast bar style.



FIRST FLOOR LANDING

Coving to the ceiling, loft access, doors to four bedrooms and the house bathroom.

BEDROOM ONE

14'3" x 11'11" [max] x 9'2" [min] [4.36m x 3.64m [max] x 2.81m [min]]
UPVC double glazed bow window to the front, central heating radiator, fitted wardrobes and storage units with spotlighting. Door to the en suite shower room.



EN SUITE SHOWER ROOM

6'3" x 7'3" [1.92m x 2.22m]
Frosted UPVC double glazed window to the front, central heating radiator, extractor fan, spotlights, full tiling. Low flush W.C., wash basin with mixer tap, shower cubicle with mains fed over head shower and glass shower screen.

BEDROOM TWO

17'10" x 7'11" [5.45m x 2.43m]
UPVC double glazed bow window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes and storage units with spotlighting.



BEDROOM THREE

17'10" x 7'9" [max] x 6'6" [min] [5.45m x 2.38m [max] x 2.0m [min]]
UPVC double glazed window to the rear, two central heating radiators, coving to the ceiling.



BEDROOM FOUR

14'2" x 12'0" [max] x 9'0" [min] [4.32m x 3.66m [max] x 2.76m [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling. This room is currently utilised as an office.

HOUSE BATHROOM

7'1" x 9'0" [2.18m x 2.76m]
UPVC double glazed window to the front, central heating radiator, extractor fan, spotlighting, full tiling. Low flush W.C., wall mounted wash basin with mixer tap, panelled bath with mixer tap.



OUTSIDE

To the front of the property there is a low maintenance garden with tarmac driveway providing off street parking for 3 to 4 vehicles, leading to the front door and single integral garage with electric roller door. The front garden is enclosed by walls and iron roller gates. To the rear of the property is a tiered rear garden with paved patio area and decked area, ideal for outdoor dining, with timber canopy, there is garden shed and a summer house. Mainly laid to lawn, with space and plumbing for a hot tub. The rear garden is fully enclosed by timber fencing and hedging.



GARAGE

18'6" x 8'2" [5.65m x 2.51m]
Electric roller door, modern wall and base units with laminate work surface over and housing the combi boiler.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COUNCIL TAX BAND

The council tax band for this property is D.

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.