

# HUNTERS®

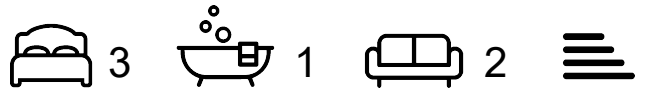
HERE TO GET *you* THERE



## Frank Lane

Thornhill, Dewsbury, WF12 0JS

Guide Price £375,000



\*\*GUIDE PRICE £375,000 - £395,000

Located in the heart of Thornhill on the popular road of Frank Lane is this well-proportioned two/three bedroom double fronted detached dormer bungalow benefiting from a 16ft lounge, 21ft open plan conservatory dining room, kitchen, separate utility room, ground floor contemporary four-piece bathroom. To the exterior there is an impressive front lawned garden stocked with established plants, trees and shrubs and a driveway providing off street parking for several vehicles. Newly erected garage with remote control operated door. The amazing landscaped and substantial established rear garden is a credit to the current owners, it is an ideal setting for relaxing and entertaining with two separate patio seating areas. Again, stocked with a variety of plants, trees shrubs and apple trees. The property offers scope to extend to the side and rear (Subject to planning) for those families that want to build a formidable family home to liken similar properties in the vicinity without compromising on garden space. This property can only really be appreciated with an internal viewing to fully appreciate the renovations the current owners have carried out and we recommend that you view without delay to avoid disappointment!





## ENTRANCE PORCH

Newly installed composite double glazed lead effect door to front leading into porch area with original tiled flooring

## HALLWAY

Stained glass leaded windows to porch, radiator, telephone point and coving to ceiling.

## LOUNGE 16'4" x 13'10" (4.98m x 4.23m)

Double glazed bay lead effect window to front, radiator and TV point. Feature fireplace, inlay, hearth and coal effect electric fire.

## DINING ROOM 12'11" x 11'6" (3.96m x 3.51m)

A good sized family dining room with focal point fire surround with inset electric fire and coving to ceiling and radiator. Doors to the inner hallway leading to first floor and door to kitchen,

## CONSERVATORY 12'1" x 9'4" (3.69m x 2.86m)

Double glazed windows to side and rear, radiator and telephone point. Spotlights to ceiling, air conditioning unit and double glazed French doors to garden. Wall mounted electric heaters.

## KITCHEN 11'1" x 9'4" (3.38m x 2.86m)

Modern kitchen with fitted wall and base units with under unit lighting, complimentary work surfaces, Asterite corner 1 & 1/2 bowl sink with drainer and splashback tiling. Double gas oven, electric hob and cooker hood. Radiator, spotlights to ceiling and plumbing for dishwasher. Space for fridge freezer, door to garden and double glazed windows to rear and side

## INNER HALLWAY

Fitted carpets, stairs to first floor, radiator and built in storage cupboard. Access to first floor with double glazed window

## BEDROOM 1 13'8" x 13'0" (4.19m x 3.98m)

A double bedroom with newly laid carpets and decorations, double glazed bay lead effect window with fitted blinds.

## DOWNSTAIRS BATHROOM

Modern family bathroom with four piece suite. Walk in large shower with mixer shower unit and further rain shower attachment. Panelled bath with modern tap attachment. Hand wash basin with storage cabinet with two drawers, contemporary wall mounted illuminated LED mirror and demister. Large chrome ladder style towel radiator. Low level WC, double glazed windows with fitted blinds. Ceramic tiles to walls and modern flooring, wall mounted storage units with ceiling spot lights and extractor fan

## BEDROOM 2 12'5" x 16'8" (3.81m x 5.10m)

This large double bedroom has a double glazed window, radiator and fitted wall lights. Telephone and TV point. Built in wardrobes, cupboard along two walls and dressing table. Door to bedroom 3.

## BEDROOM 3 13'5" x 16'4" (4.10m x 4.98m)

This L shaped double bedroom has a double glazed window to rear, fitted wall lights and radiator. Telephone and TV point and vanity wash hand basin with storage below. Built in wardrobes, storage cupboard and dressing table.

## OUTSIDE

A credit to the current homeowners are the impeccable and truly impressive gardens to three sides, the front lawned garden is stocked with established plants, trees and shrubs. The amazing landscaped and substantial established rear garden is usually expected in the larger family homes in Thornhill, however the garden sets this property apart from the nearby properties. An ideal setting for families that like to entertain with two separate patio seating areas for rest and relaxation. The garden is stocked with a variety of plants, trees and shrubs and even has its own apple trees. The property offers scope to extend to the side and rear for those families that want to build a formidable family home, similar to other properties in the vicinity without compromising on garden space.

## GARAGE

This garage has been refitted by the current owners to include a remote access rollr shutter door and fitted LED lights and ample power points, with external door accessed from rear garden.

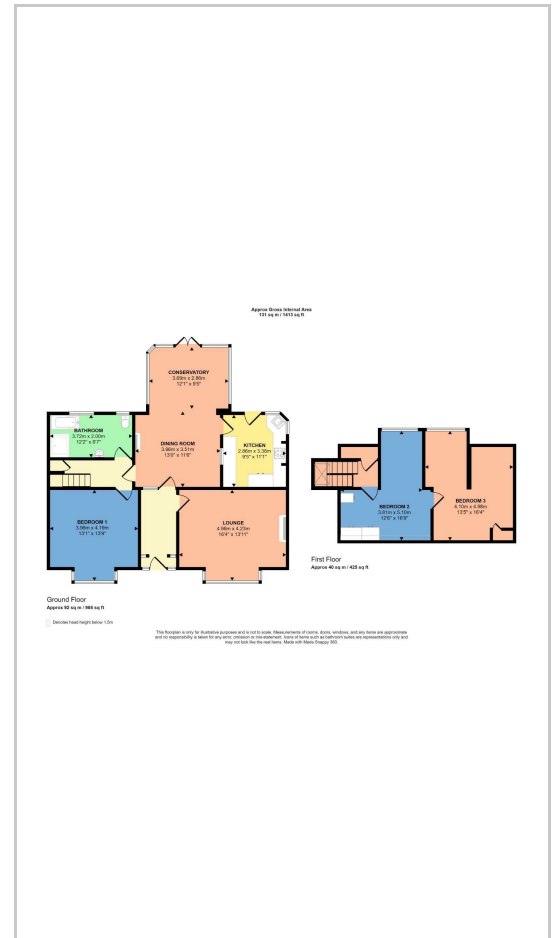
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## Area Map



## Floor Plans



## Energy Efficiency Graph

