



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Foxroyd Lane  
Thornhill ,





## 191 Foxroyd Lane Thornhill ,

Offers Over £250,000

IMAGINE STANDING AT THE PRECIPICE OF YOUR DREAMS, OVERLOOKING A PLOT OF LAND WITH BOUNDLESS POTENTIAL. HERE LIES THE CANVAS UPON WHICH YOU CAN PAINT THE PICTURE OF YOUR IDEAL LIVING SPACE. THIS OPPORTUNITY BECKONS WITH PROMISE, OFFERING NOT JUST A HOUSE, BUT A SANCTUARY; A PLACE WHERE EVERY DETAIL IS METICULOUSLY TAILORED TO YOUR DESIRES.

**\*\*THE FINAL BUILD WILL ENCOMPASS APPROXIMATELY 3,000 SQUARE FEET AND IS PROJECTED TO BE VALUED AROUND £800,000-£850,000. UPON COMPLETION. \*\***

Imagine standing at the precipice of your dreams, overlooking a plot of land with boundless potential. Here lies the canvas upon which you can paint the picture of your ideal living space. This opportunity beckons with promise, offering not just a house, but a sanctuary; a place where every detail is meticulously tailored to your desires.

The plot is further enhanced by its live water supply and full access, facilitating seamless entry and exit for machinery. With planning permission already secured, the path is clear to bring your vision to life. Picture a grand, sizeable detached property rising majestically over three floors, mirroring the elegance of the surrounding homes. Each floor offers a canvas for creativity, a space to craft the perfect atmosphere for every moment of your life. But it's not just the house itself that captivates; it's the view that steals the show. Step onto the grounds and behold a vista that stretches as far as the eye can see. Whether it's the serene beauty of rolling hills, the sparkling allure of a distant cityscape, or the tranquil embrace of a shimmering lake, the panorama is nothing short of breathtaking.

Viewings by appointment with Yorkshire's Finest

The final build will measure approximately 3000 sqft and be worth in the region of £800,000 upon completion.

PDF Copies on plans available upon request.



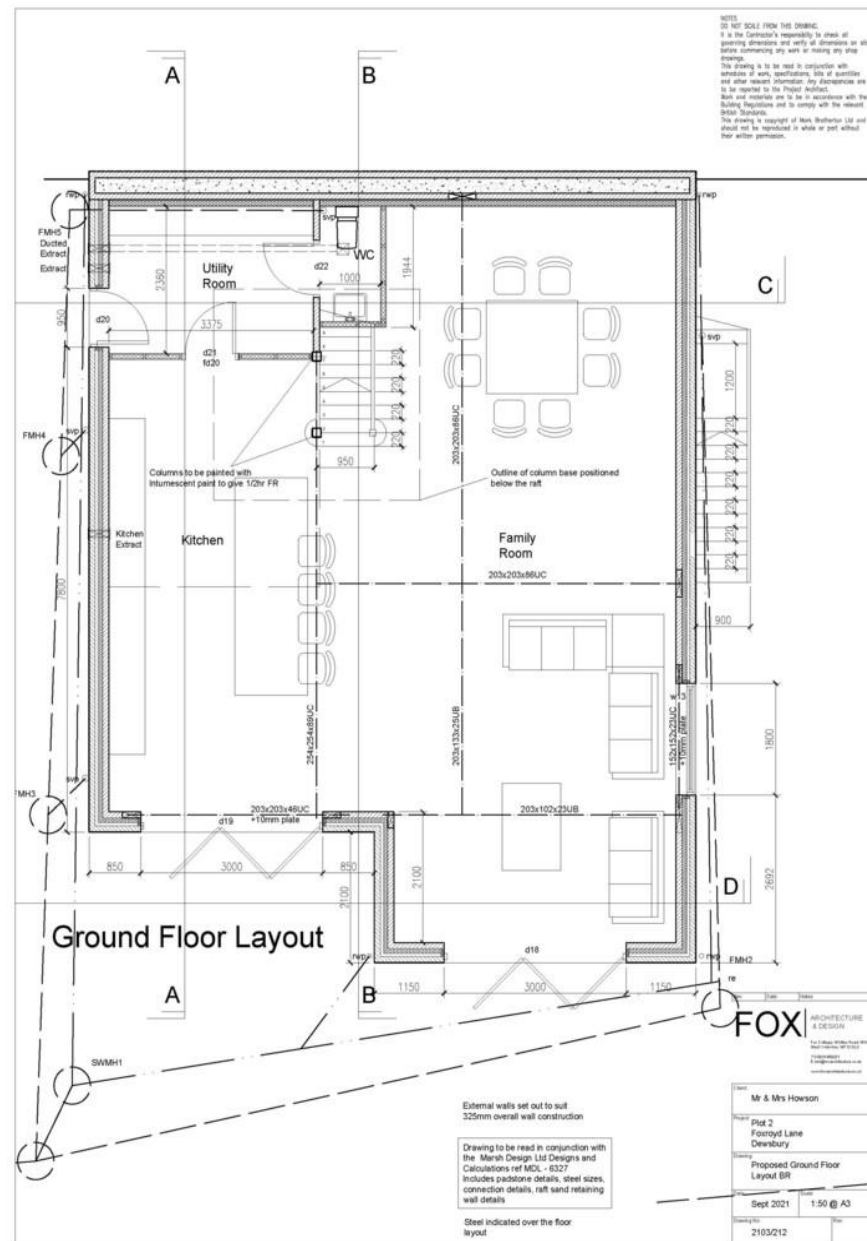


NOTES  
DO NOT SCALE FROM THIS DRAWING.  
It is the Contractor's responsibility to check all  
existing dimensions and verify all dimensions on site  
before commencing any work or making any shop  
drawings.  
This drawing is to be read in conjunction with  
specifications of work, specifications, Bill of Materials  
and other relevant information. Any discrepancies are  
to be reported to the Project Architect.  
Work and materials are to be in accordance with the  
Building Regulations and to comply with the relevant  
British Standards.  
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their written permission.



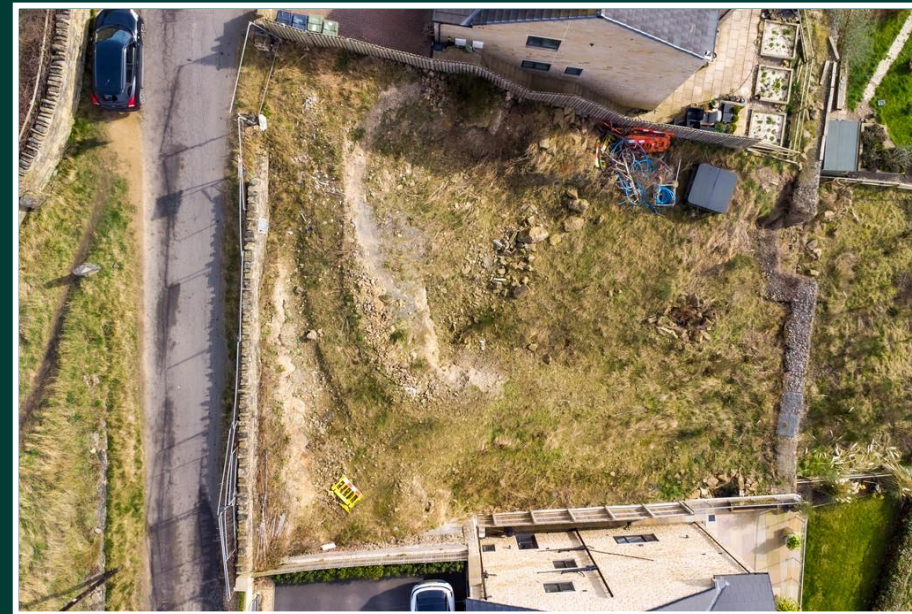
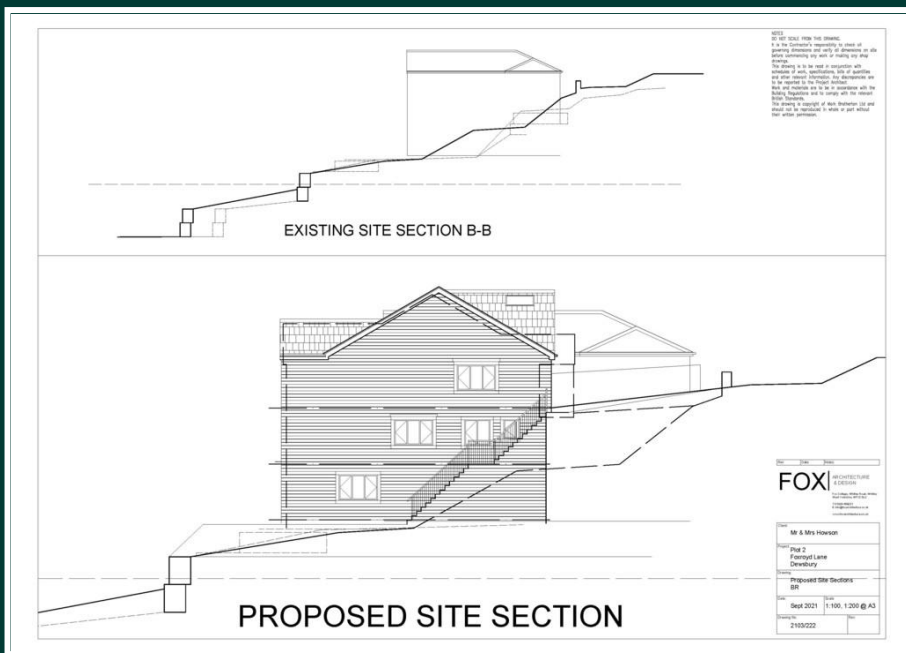
Coursing set out to suit 140mm  
stone coursing.  
String courses to retain 2100mm  
window and door heights to be  
considered

Rev	Date	Drawn
<b>FOX</b> ARCHITECTURE & DESIGN <small>Unit 10, The Mill, 100, The Mill Lane, Belper, Derby, DE9 1JH          Tel: 01293 512345          Email: info@foxad.co.uk          www.foxad.co.uk</small>		
Client <b>Mr &amp; Mrs Howson</b>		
Address <b>Plot 2          Fairford Lane          Dewsbury</b>		
Project <b>Proposed Elevations 1          BR</b>		
Date	Scale	
<b>Sept 2021</b>	<b>1:50, 1:100 @ A3</b>	
Drawing No.		
<b>2103/216</b>		



<p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p> <p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p>	<p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p> <p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p>	<p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p> <p><b>Notes:</b></p> <p>The building is to be constructed in accordance with the specifications of work, specifications, list of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.</p>
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601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
 Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)







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