



38 Edge Top Road, Thornhill, Dewsbury, WF12 0BQ
Offers Over £300,000

bramleys

Offered for sale with no upper chain, is this 3 bedroom extended period detached family home. Set on a well proportioned plot with several outbuildings and the potential to create a self-contained annexe (subject to any necessary planning permission). Features include uPVC double glazing, gas fired central heating, original doors and woodwork, exposed brickwork and stove fires. The accommodation briefly comprises:- ground floor entrance hall, cloakroom/WC, lounge, open plan dining kitchen/breakfast room, first floor landing, 3 bedrooms, en suite to master and family bathroom. Externally, there is a separate annexe which has power and light, off road parking, outbuildings and gardens to both front and rear. Within close proximity of all local amenities, including public transport links, shops and schooling. An early internal viewing is highly encouraged to see how this property could suit individual needs.



GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

Entrance Hall

Having a central heating radiator, staircase rising to the first floor, a useful cloakroom cupboard and doors accessing the ground floor accommodation.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wall mounted basin. There is also a uPVC double glazed window to the side elevation.

Lounge

13'3" x 18'8" (4.04m x 5.69m)

This welcoming reception room has a feature uPVC double glazed bay window to the front elevation, a central heating radiator and a gas fire which is set within a timber surround with back and hearth. There are wall light points, ceiling coving and a ceiling rose.

Dining Kitchen

19'9" x 12'9" (6.02m x 3.89m)

In the kitchen area there is a range of matching wall and base units with

granite upstands and work surfaces. There is an inset double Belfast sink with mixer tap and drainer grooves, 5 ring gas hob with double oven beneath and extractor fan over, microwave, 2 uPVC double glazed windows to both front and side elevations, a central heating radiators and a uPVC double glazed exterior door which accesses the drive. The kitchen is open to the dining area, which has an exposed brick wall and an inset multi fuel stove. There is then open access into the breakfast room.

Breakfast Room

13'9" x 12'5" (4.19m x 3.78m)

This superb addition to the existing accommodation, is fitted with uPVC double glazed windows to both rear and side elevations and a set of uPVC double glazed French doors which give access to the rear. There is also an exposed brick fireplace with a multi fuel stove.

FIRST FLOOR:

Landing

Having a loft access point and uPVC double glazed window to the side elevation.

Master Bedroom

12'9" x 11'9" (3.89m x 3.58m)

With a range of fitted wardrobes and drawers, which provide ample hanging and storage space. This bedroom is situated to the rear of the property, having a uPVC double glazed window and a central heating radiator. A door accesses the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a generous shower cubicle, vanity sink unit and low flush WC. There are fully tiled walls and floor, together with a ladder style radiator and a uPVC double glazed window to the rear elevation.

Bedroom 2

11'9" x 11'2" (3.58m x 3.40m)

Being of double proportions and being fitted with a uPVC double glazed bay window to the front of the property, fitted furniture to 2 walls and a central heating radiator.

Bedroom 3

8'9" x 8'1" (2.67m x 2.46m)

This good sized third bedroom, is fitted with a built-in wardrobe, a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a 4 piece suite comprising of a panelled bath, low flush WC, pedestal wash hand basin and shower cubicle. There is a uPVC double glazed window to the side elevation, ladder style radiator and full tiling to both the walls and floor.

OUTSIDE:

To the front of the property there is walled, lawned garden with mature planted borders and paved off road parking for several vehicles. There is a car port to the side of the property and timber fencing, which accesses the rear. To the rear of the property there is an outhouse which has the potential to be converted into an annexe. There is a larger than average paved patio area and overlooks the lawned garden area, which also has a pond, man made stream and to the rear of the garden there is a larger than average storage/outbuildings (21'0 long) which has power and light, which also includes chicken sheds and a greenhouse.

Outhouse/Annexe

Currently having running water, power and is partially converted with a range of wall and base units, uPVC double glazing and uPVC French door which accesses the rear garden.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Mirfield centre via Huddersfield Road in the direction of Dewsbury. Upon reaching Ravensthorpe gyratory, turn right into Calder Road which continues on into Ravensthorpe Road and over the mini roundabout in Lees Hall Road. At the junction turn right into Slaithwaite Road and after a short distance, a further right into Overthorpe Road. Proceed along, which then becomes Edge Top Road, where the property will be found on the right hand side clearly identified by the Bramleys for sale board.

TENURE:

Freehold

Please Note: A section of the rear garden is leased from Kirklees Council, The ground rent is charged at £2.60 per annum. We would advise all prospective purchasers to clarify with their solicitor regarding the transfer of this lease on completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

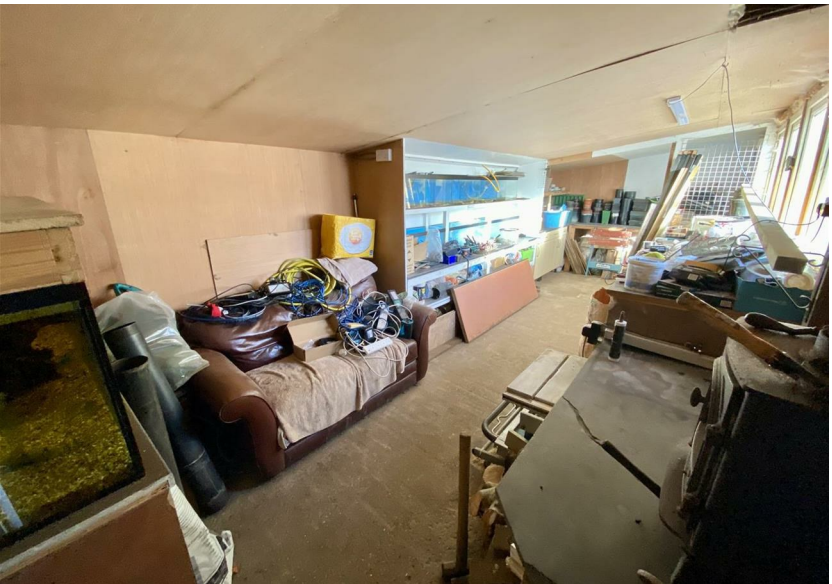
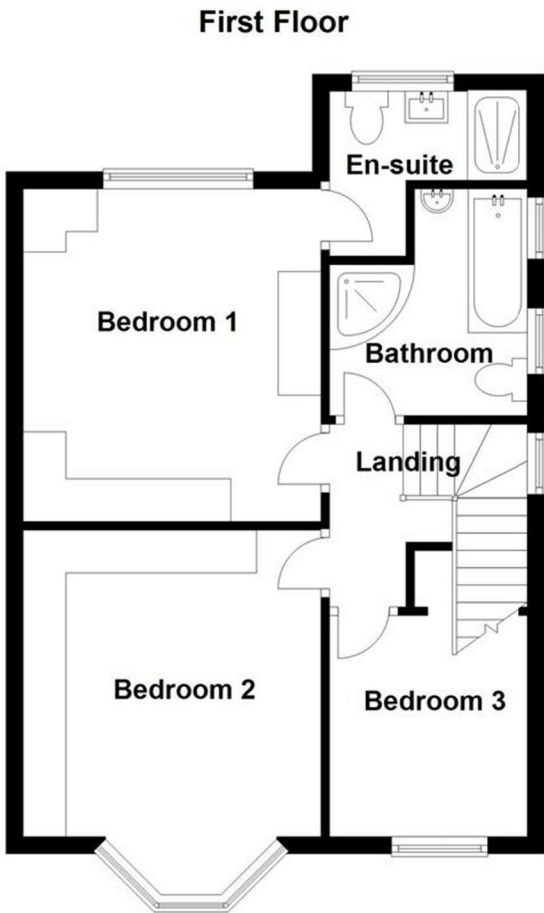
Please call our office to book a viewing on 01924 495334.







Energy Efficiency Rating		
Very energy efficient - lower running costs		
(42 plus) A		
(91-91) B		
(89-80) C		
(55-55) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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