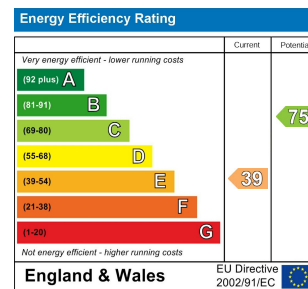




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 Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

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

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**9 Combs Road, Thornhill, Dewsbury, WF12 0LB**  
**For Sale Freehold Offers In The Region Of £284,950**

Sitting on substantial grounds and in a conservation area sits this two bedroom detached house, benefitting from two double bedrooms with built in wardrobes, two large reception rooms and a large lean-to and built in workshop converted from an original two bed cottage located on this estate.

The property fully comprises of kitchen, sitting/dining room and living room to complete the ground floor. There's a vaulted cellar room located on the lower ground floor. To the first floor there are two double bedrooms with built in wardrobes and a four piece suite house bathroom/w.c. Externally to the front, there are double cast iron gates which provide access onto a block paved T-shaped driveway providing ample off road parking for at least four vehicles. Attached garage with twin up and over doors, a large lean-to and an original two bedroom cottage converted into a workshop attached to the lean-to. The property has substantial grounds with pleasant lawned gardens and paved patio areas in different elevated position with timber panelled surround fences on sides.

The property is within walking distance to local amenities and schools located within Thornhill, with main bus routes running to and from Dewsbury town centre. As well as the M1 motorway being only a short distance away, perfect for those looking to travel further afield.

The property requires a degree of modernisation but an internal inspection is strongly recommended.



## ACCOMMODATION

### KITCHEN

171" x 6'10" [5.21m x 2.09m]

Range of wall and base units with laminate work surface over and tiled splash back above. 1.5 stainless steel sink and drainer with chrome mixer tap and swan neck. Fully tiled floor, plumbing and drainage for washing machine with space under the counter, integrated oven and grill with four ring gas hob and cooker hood above. Space for a large fridge/freezer freestanding, breakfast bar, central heating radiator, original timber beams to the ceiling and two UPVC double glazed windows to the front and side. Archway leading through to the sitting/dining room.



### SITTING/DINING ROOM

13'6" x 12'10" [4.12m x 3.93m]

Two UPVC double glazed windows overlooking the front aspect, gas fire on a marble hearth with marble matching interior and wooden decorative surround. Central heating radiator, laminate flooring, coving to the ceiling and two timber doors and two wall lights. Door providing access into inner hallway.



### INNER HALLWAY

Laminate flooring, central heating radiator, ornate coving to the ceiling and door to the living room. Staircase leading to the first floor landing and staircase leading down to the cellar room located in the basement.

### BASEMENT

#### CELLAR

15'11" max x 12'11" min x 7'11" [4.87m max x 3.96m min x 2.42m]

Yorkshire stone flagged floor, original curing table within vaulted cellar with light.

#### LIVING ROOM

13'1" min x 13'5" max x 13'5" [3.99m min x 4.09m max x 4.10m]

Set of aluminium sliding patio doors leading out to the patio area at the side, ornate coving to the ceiling, living flame effect gas fire inset onto a Yorkshire stone hearth with decorative stone surround and solid stone mantle, with TV station built in. Two wall lights and central heating radiator.

#### FIRST FLOOR LANDING

Doors to two bedrooms and house bathroom/w.c.

#### BEDROOM ONE

11'6" x 13'4" [3.52m x 4.07m]

Two double built in wardrobes with storage cupboards above. UPVC double glazed window overlooking the side elevation, central heating radiator and picture rail.



#### BEDROOM TWO

9'11" max x 7'5" x 10'3" [3.03m max x 2.27m x 3.14m]

Two double built in wardrobes with double storage cupboards above. UPVC double glazed window overlooking the side elevation, laminate flooring, central heating radiator and coving to the ceiling. Door providing access into airing cupboard with fixed shelving within.



#### BATHROOM/W.C.

9'9" x 5'6" [2.98m x 1.68m]

Four piece suite with panelled bath with two taps, low flush w.c., pedestal wash basin with two taps, enclosed shower cubicle with bi-folding glass door and mixer shower within. Fully tiled walls and floor. Central heating radiator, inset spotlights to the ceiling and UPVC double glazed window overlooking the front elevation.



#### LEAN-TO

29'6" x 10'4" max x 8'3" min [9m x 3.15m max x 2.54m min]

Solid wooden door leading into workshop room.

#### WORKSHOP

21'8" x 9'7" [6.61m x 2.93m]

Power and light within. Converted workshop space has the original two timber stable doors to the front and timber single glazed window with lead inserts to the front aspect.

#### OUTSIDE

To the front of the property there are double cast iron gates leading to a large block paved driveway providing ample off road parking for at least five vehicles. Paved steps lead up to a second paved patio area outside the sliding patio doors. Attached double garage with twin manual up and over doors, as well as power and light within with a timber glazed window to the side aspect. Driveway has original two bedroom house which is attached to the lean-to which is being renovated into a workshop area. The property sits in spacious grounds with a pleasant garden area to the left, with two pathways passing a greenhouse with a pleasant lawned garden and planted borders. The pathway leads up to a paved patio area, perfect for entertaining and dining purposes on an elevated section of the garden. With a pleasant lawned garden to the side of the workshop overlooking the property and courtyard. Timber panel surround fences on all sides making it completely enclosed.



#### 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.

#### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

#### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.