



Combs Road, Thornhill Dewsbury WF12 0LB



welcome to

Combs Road, Thornhill Dewsbury

DO YOU WANT A TWO BEDROOM DETACHED THAT'S UNIQUE AND QUIRKY? THEN READ ON !!!! Guide Price £170,000 - £175,000 Situated in the ever popular Thornhill is this two bedroom detached property arranged over three floors with far reaching views to the rear. No chain..



Lower Ground Floor Accommodation

Entrance Hallway

Upvc door to front, wall light and double glazed window to rear. Laminate flooring, double glazed French doors to garden.

Cloakroom

WC and vanity wash hand basin with mixer tap.

Kitchen Diner

15' 7" x 15' 7" (4.75m x 4.75m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Asterite sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and dishwasher. Gas central heating radiator, tiled flooring and spotlights to ceiling. Window to side and double glazed French doors to conservatory. Beams to ceiling.

Conservatory

11' 4" x 7' 4" (3.45m x 2.24m)

Of Upvc construction. Double glazed windows to rear and side. Spotlights to ceiling, laminate flooring and double glazed patio door to garden.

Ground Floor Accommodation

Entrance Lobby

Upvc door to front, gas central heating radiator and stairs to first floor landing.

Lounge

15' 1" x 13' 6" MAX (4.60m x 4.11m MAX)

Double glazed window to front and rear with far reaching views across Dewsbury and beyond to the rear. Telephone and TV points. Gas central heating radiator, wall lights and coving to ceiling. Laminate flooring, inset gas coal effect fire with stone hearth.

First Floor Accommodation Landing

Access to loft space, airing cupboard housing the boiler.

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to front, coving to ceiling and gas central heating radiator. Beam to ceiling and sliding door fitted wardrobes to one wall.

Bedroom Two

11' 4" x 5' 4" (3.45m x 1.63m)

Double glazed window to rear with far reaching views across Dewsbury and beyond. Gas central heating radiator and sliding door fitted wardrobes to one wall.

Family Bathroom

Double glazed window to front. Bath with concealed shower unit over, wash hand basin and WC. Extractor fan, chrome ladder style radiator and laminate flooring. Splashback tiling and part Upvc panelling to walls.

Exterior

To the front of the property there is a small buffer garden with steps leading down to the rear garden. The rear garden has a workshop with power and light. Bar and decked areas to relax or entertain on and to enjoy the far reaching views across Dewsbury and beyond.



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Combs Road, Thornhill Dewsbury

- Guide Price £170,000 - £175,000
- Two Bedroom Detached Property
- 15ft Lounge, 15ft Kitchen Diner
- 11ft Conservatory, Family Bathroom
- Views To The Rear, No Chain

Tenure: Freehold EPC Rating: E

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS115861 - 0009

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