



Park View, Thornhill, Dewsbury WF12 0LA

welcome to

Park View, Thornhill, Dewsbury

Guide Price £160,000 - £170,000 JUST STARTING OUT? TIME TO FLY THE NEST? Situated in Thornhill is this two-bedroom end terrace property with well-proportioned accommodation throughout. Close to all local amenities and schooling.



Entrance Lobby

Stairs to first floor landing and door to lounge.

Lounge

13' 3" x 12' 8" 4 (3.96m 3 x 3.86m 4)

Double glazed window to front, radiator, telephone and TV points. Coving to ceiling. Original wooden fireplace.

Dining Room / Second Reception

15' 9" MAX x 9' 3" 7 (4.80m MAX x 2.82m 7)

Access to cellar, radiator and telephone and TV points. Double French doors to conservatory.

Kitchen

13' 1" 6 x 6' 9" 6 (3.99m 6 x 2.06m 6)

Fitted kitchen with a range of wall and base units, complementary work surfaces. Sink drainer with mixer tap, electric oven, electric hob and wall mounted cooker hood. Integrated dishwasher, integrated fridge freezer and integrated freezer and radiator.

Utility/ Conservatory**Ground Floor Shower Room**

Wall and base units and plumbing for washing machine. Fully wall and floor tiles. Shower, hand basin, W.C., towel rail and radiator.

Bedroom One

13' 8" x 12' 6" To Wardrobe (4.17m x 3.81m To Wardrobe)

Two double glazed windows to front, fitted wardrobe to one wall, coving to ceiling and radiator.

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear. Bath with hot and cold taps and wall mounted shower over. Wash hand basin, wc and tiling where visible.

Exterior

To the front of the garden there is paved with plant, trees and shrubs. The enclosed rear garden has been tarmac courtyard providing off street parking for multiple vehicles. Outside lighting.

Please Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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Park View, Thornhill Dewsbury

- ***Guide Price £160,000 - £170,000***
- BAGS OF POTENTIAL !!!!!
- Two Double Bedroom End Terrace Property
- Downstairs wet room & utility
- NO CHAIN

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116844 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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