Hall Lane Cottages The Combs, Thornhill Dewsbury WF12 0LG

william
h brown

Hall Lane Cottages The Combs, Thornhill Dewsbury

Guide Price £135,000 - £145,000 JUST STARTING OUT? TIME TO FLY THE NEST? DON'T MISS THIS CHARMING COTTAGE STYLE PROPERTY TUCKED AWAY OFF THE COMBS, THORNHILL. NO CHAIN

Ground Floor Accommodation
Kitchen Diner
13' x 12' 6" (3.96m x 3.81m)
Fitted kitchen with a range of wall units, complementary work surfaces. Stainless steel sink drainer with mixer tap. Electric hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, spotlights to ceiling with mood lighting. Coving to ceiling, double glazed lead effect window to front and double glazed UPVC door to front. Stairs to first floor accommodation. Gas central heating radiator.

Ground Floor Cloakroom
WC and corner wash hand basin with mixer tap.

First Floor Accommodation
Lounge
14' 5" x 13' 4" (4.39m x 4.06m)
Double glazed lead effect window to front, Inset electric fire and double glazed French doors to Juliet balcony. Stairs to top floor accommodation. Gas central heating radiator.

Top Floor Accommodation

Bedroom
13' 7" x 12' 6" (4.14m x 3.81m)
Two double glazed windows to front and wardrobes to one wall housing the boiler. Spotlights to ceiling and door to bathroom. Please note, this bedroom was originally two bedrooms and can be easily converted back if needs be.

Bathroom
Sunken bath with mixer tap and concealed shower unit, floating wash hand basin with mixer tap and WC. Extractor fan and part spotlights to ceiling. Tiled walls and floor where visible. Chrome ladder style radiator, extractor fan and access to loft space.

Exterior
The enclosed garden has been decked and artificial grass with bridge and pond features. Outside water tap, power points and lighting. The property benefits from one allocated parking space.
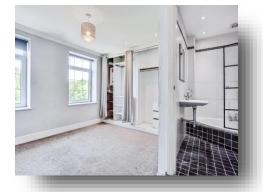
welcome to

Hall Lane Cottages The Combs, Thornhill Dewsbury

- Guide Price £135,000 - £145,000
- One Bedroom Mid Terrace Rear Back To Back
- 14ft Lounge, 13ft Kitchen Diner
- G/F WC, Allocated Parking Space
- Enclosed Garden, No Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£135,000

view this property online williamhbrown.co.uk/Property/DWS117208

Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref:
DWS117208 - 0004

william h brown

☎ **01924 468900**

✉ Dewsbury@williamhbrown.co.uk

🏠 1 Market Place, DEWSBURY, West Yorkshire, WF13 1AE

🖥 **williamhbrown.co.uk**