

Hall Lane Cottages The Combs, Thornhill Dewsbury WF12 0LG



welcome to

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.





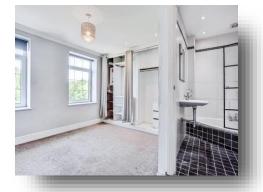
welcome to

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**





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Property Ref:

DWS117208 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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