

## 9 Thornton Rd, Dewsbury, WF12 9HR



### Offers in Excess of £130,000

An ideal property for the first time buyer to gain access onto the property market with this charming three double bedroom mature mid terrace property boasting gas central heating and UPVC double glazing throughout. The accommodation, in full, comprises of lounge,

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The accommodation, in full, comprises of lounge, dining kitchen, cellar, staircase leading to the first floor landing, three bedrooms and a house bathroom/w.c. Outside, there are low maintenance gardens to the front and to the rear.

The property is served by local amenities including shops and schools with easy access to Dewsbury town centre, whilst, access to the M1 is approximately a five-ten minute drive away, in addition, there are also local bus routes nearby.

All in all, a viewing comes recommended at your earliest convenience

### Entrance

Stairs leading upstairs and door to lounge

### Lounge 16'11" (5.16m) x 17'11" (5.46m)

There is a double glazed window to the front elevation, fire place with surround, door to basement and door to kitchen and a central heating radiator.

### Kitchen/Breakfast Area 16'7" (5.05m) x 6'4" (1.93m)

Fitted with a matching range of base and eye surfaces, Breakfast Bar with Bar Stools, one and a half bowl sink with mixer tap, Fridge Freezer, Washing Machine, Gas Cooker with Grill Ove, glazed windows to the rear elevation, door to rear garden, and central heating radiator

### First Floor

#### Bedroom 1 11'9" (3.58m) x 6'6" (1.98m)

double glazing window, central heating radiator

#### Bedroom 2 10'9" (3.28m) x 9'7" (2.92m)

double glazing window to front elevation, central heating radiator

#### Bedroom 3 10'8" (3.25m) x 7'5" (2.26m)

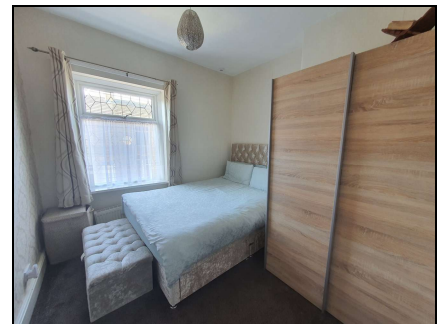
double glazing window to front elevation, central heating radiator

### Bathroom

Fitted with panelled bath, W/C shower, and inset sink, Radiator, Double Glazing window to rear elevation

### Outside

Small garden area at the rear.



# Floor Plan

# EPC

