



High Street, Thornhill DEWSBURY WF12 0PR

welcome to

High Street, Thornhill DEWSBURY

Guide Price £450,000 - £475,000 Offered with no onward chain and enjoying superb panoramic views to the front of fields and adjoining countryside looking towards Emley Moor Mast and offering versatile and spacious living accommodation is this four double bedroom detached family house. Located on a q



Porch

Double glazed window to front, slate tiled floor with fitted radiator.

Sitting Room

17' 10" MAX x 17' (5.44m MAX x 5.18m)

A fabulous large reception room with feature media wall with fitted Bose built in Bose surround sound system with natural stone effect split face tiles to one wall, the room is currently utilised as a sitting room with bi folding double glazed doors to front onto the balcony with panoramic views of open countryside, with ample space for shoes and coats with the under stairs bespoke storage.

Family Room / Reception 2

24' x 11' 10" (7.32m x 3.61m)

A fabulous formal family lounge boasting the properties rural views to the front, double glazed windows to the front and back and two fitted radiators and coving to ceiling with inset ceiling spot lights.

Inner Hallway

Benefiting from ceramic tiled flooring with underfloor heating, stairs to lower level, composite entrance door to rear.

Kitchen Breakfast Room

16' 2" x 10' 11" (4.93m x 3.33m)

A stunning kitchen, ultimate in luxury and individual style, this is a great way to create a modern, functional, and social cooking space with a centre island with quartz worktops with fitted induction hob with modern extractor over with inset sink with instant boiling water Quooker tap with breakfast bar seating area with fitted under counter LED lighting, with ample storage space with pan drawers and fitted full length fridge and freezer, double oven, built in microwave and coffee machine to one entire wall. The room has ample natural light from the two double glazed windows to the rear and this modern kitchen is fitted with two vertical tall slim line radiators with glass radiator covers and ceramic tiled floor with underfloor heating.

Dining Room

17' x 8' 9" (5.18m x 2.67m)

Another spacious room just off the kitchen with double glazed doors leading to the front balcony with open aspect views from the balcony across the valley onto Emley Moor Mast.

Downstairs Wc

Fitted with large ceramic tiling to the walls and floor with the added benefit of underfloor heating, modern wall mounted bathroom vanity unit basin sink storage cabinet with low-level WC with concealed cistern and double glazed window with fitted ceiling LED lights and further extractor fan.

Office/Study/Gym

22' 10" x 8' (6.96m x 2.44m)

Ideal for someone wishing to work from home. There is access to the walk in storage room with a boiler.

Shower And Sauna Rooms

With shower cubicle and access through to the sauna room which benefits from a working sauna.

First Floor Landing

A hallway featuring a wooden and glass staircase combines the traditional warmth of wood with the modern appeal of glass, offering a stylish and light-filled space with spectacular views to the front, access to all bedrooms and family bathroom, and fitted LED lights to ceiling and access to loft which is boarded out and offers ample storage space.

Bedroom 1

13' 2" x 11' 9" (4.01m x 3.58m)

A double bedroom with the benefit of having fitted wardrobes with low level remote controlled lights and overhead built-in cupboards, radiator and double glazed window with fitted blinds.

Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m)

A double bedroom radiator and double glazed window.

Bedroom 3

11' 4" x 11' 1" (3.45m x 3.38m)

A double bedroom with the benefit of having fitted wardrobes with low level remote controlled lights and dressing table with built-in cupboards, led lights to ceiling and fitted radiator with large double glazed window with panoramic views of the countryside.

Bedroom 4

11' 11" x 10' 6" (3.63m x 3.20m)

A double bedroom with the benefit of having fitted wardrobes with low level remote controlled lights and dressing table with built-in cupboards, led lights to ceiling and fitted radiator with large double glazed window with panoramic views of the countryside.

Family Bathroom / Wet Room

8' 6" x 8' 2" (2.59m x 2.49m)

Fitted with four piece modern white suite comprising large freestanding double ended bath with wall mounted eye level tv screen with remote control unit, vanity wash hand basin with storage and walk in shower with fitted mixer shower with overhead rain shower attachment, fitted glass screen, fully ceramic tiled walls and floor with underfloor heating, heated vertical towel rail, frosted double glazed window.

Exterior

To the front there is a tarmac drive with a block pave edge providing off road parking for multiple vehicles leading to an integral double garage with remote control doors. The rear of the property has a split level garden with various flower and shrub beds, artificial lawn area and adjacent patio and further tiered decked area ideal for relaxing and enjoying the far reaching views across the valley onto Emley Moor Mast.

Double Garage

Accessed by remote key the electric roller shutter doors allowing secure access. Ideal secure parking or storage for large household bulky items, with power



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High Street, Thornhill DEWSBURY

- Guide Price £450,000 - £475,000
- Four Double Bedroom Detached Property
- Two Reception Rooms, Dining Room, Kitchen
Breakfast Room
- Home Office/Gym, Sauna Room, Family Bathroom
- Double Integral Garage, Panoramic Views To The Front

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117698 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk