

# HUNTERS<sup>®</sup>

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## High Street

Thornhill, Dewsbury, WF12 0PR

Offers Over £460,000



Enjoying superb panoramic views to the front of fields and adjoining countryside looking towards Emley Moor and offering versatile and spacious living accommodation is this four double bedroom detached family house. Located on a quiet road and only a short walking distance to local amenities.

Boasting gas central heating and double glazing throughout, the accommodation fully comprises entrance hall, lounge, family room and stunning fitted kitchen with centre island with integrated appliances and further dining room and downstairs WC. To the first floor four double bedrooms and house bathroom/w.c. Outside, there is a well presented and attractive tiered garden with artificial lawn and flagged patio, with a low maintenance rear garden. At the front there is low maintenance garden and driveway leading to the large double garage with excellent storage/work space. Only six miles from Wakefield City Centre or four miles to Junction 39 of M1 motorway, therefore providing an ideal location for the commuter to access the Northern Motorway Network. No Onward Chain



**PORCH**

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

**SITTING ROOM 15'1" x 17'0" (4.60m x 5.20m)**

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 with panoramic views of open countryside, with ample space for shoes and coats with the under stairs bespoke storage.

**FAMILY ROOM 11'11" x 24'8" (3.65m x 7.54m)**

A fabulous formal family lounge boasting the properties rural views, double glazed window 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 and access to the sauna and office, downstairs wc and kitchen with centre island, composite entrance door to rear, door to:

**KITCHEN 18'4" x 10'9" (5.60m x 3.30m)**

A stunning kitchen, ultimate in luxury and individual style, this is a great way to create a modern, functional, and social cooking space with 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 fridge freezer and double oven and built in microwave and coffee machine to one entire wall, the room has ample natural light from the two double glazed windows and this modern kitchen is fitted with two vertical tall slim line radiators with glass radiator covers and cermaic tiled floor with underfloor heating, door to

**DINING ROOM 8'8" x 17'9" (2.65m x 5.42m)**

Another spacious room with double glazed patio doors leading to the front balcony with open aspect views from the balcony.

**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.

**LOWER LEVEL BASEMENT**

Door to lower level basement

**OFFICE/STUDY 7'10" x 22'10" (2.39m x 6.97m)**

Situated on the lower ground floor away from the hub of the house. Ideal for someone wishing to work from home. There is a walk in storage room with a boiler, door to:

**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 fully boarded out and offers ample storage space.

**BEDROOM 1 11'10" x 13'0" (3.63m x 3.97m)**

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 9'3" x 12'9" (2.83m x 3.91m)**

A double bedroom radiator and double glazed window.

**BEDROOM 3 11'3" 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 12'0" x 13'0" (3.66m x 3.97m)**

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**

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, double glazed frosted double glazed window.

**OUTSIDE**

To the front there is a tarmac drive with a block pave edge providing ample off road parking leading to an integral double garage. 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 Emley Moor

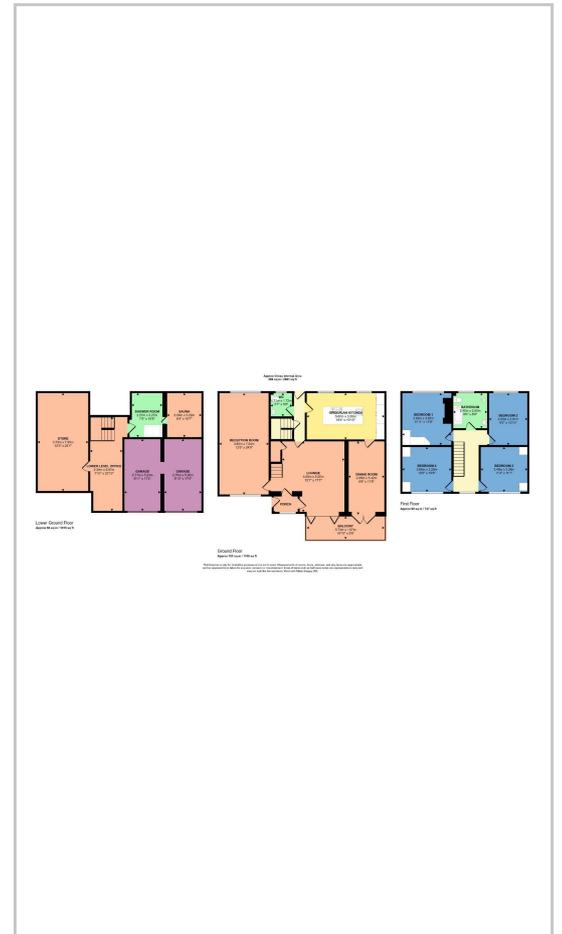
**DOUBLE GARAGE**

Accessed by remote key the electric roller shutter doors allow secure access to the double garage, ideal secure parking or storage for large household bulky items , with power and light.

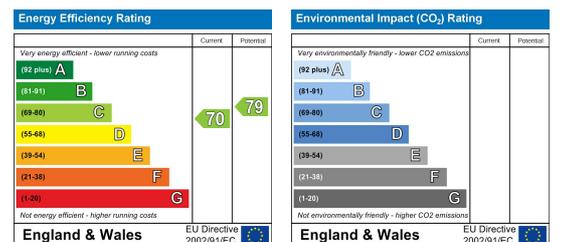
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.