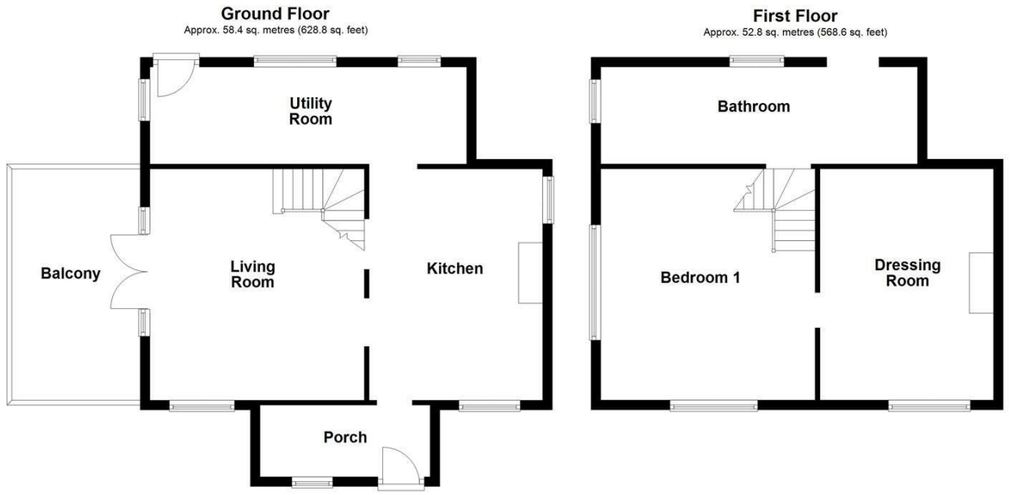


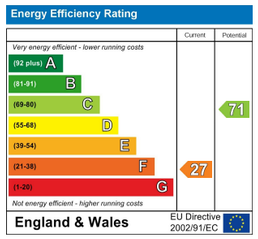
Total area: approx. 111.2 sq. metres (1197.4 sq. feet)

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

77 High Street, Thornhill, Dewsbury, WF12 0PS

For Sale By Modern Method Of Auction Freehold Starting Bid £150,000

For sale by Modern Method of Auction; Starting Bid Price £150,000 plus reservation fee. Subject to an undisclosed reserve price.

A detached property with huge potential to create a four bedroom property, set in an elevated position to take full advantage of its balcony and far reaching views across the valley towards Emley Moor mast. The property offers a rare opportunity for those looking to create something special, with its exposed beams and flexible space ready for transformation.

The property is accessed via an entrance porch leading into the kitchen with access into the utility room and living room with balcony benefitting from far reaching views. Stairs from the living room lead to the main bedroom with access into the dressing room and bathroom. Externally, the property offers a side pathway, steps up to off road parking for two vehicles, and a substantial rear plot with Yorkshire stone features leading to an elevated balcony enjoying far reaching valley views towards Emley Moor mast.

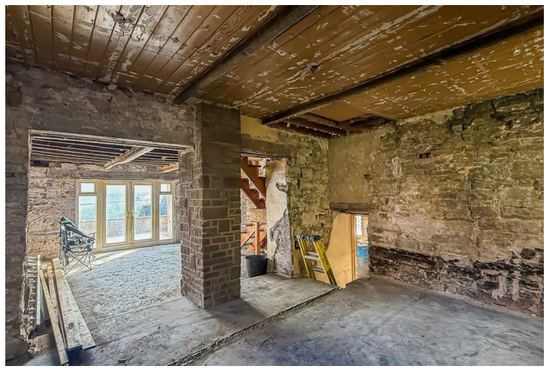
Ideal for developers or buyers wanting a project, this is a rare chance to design and finish a home to your own specification, with the added benefit of approved plans already in place to create a spacious four bedroom property in a truly impressive setting.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

ACCOMMODATION

ENTRANCE PORCH
A timber front entrance door leads into the porch, which has a timber single glazed window to the front and opens into the kitchen area.

KITCHEN
14'11" x 11'9" (4.57m x 3.60m)
A characterful space with exposed walls, ceilings and flooring. Timber single glazed window to the front and UPVC double glazed window to the side. Ladder access leads down to the utility room, with openings through to the living room.



LIVING ROOM
14'5" x 15'3" (4.41m x 4.65m)
Set of UPVC double glazed French doors leading out onto a balcony with adjoining side panel window, timber single glazed window to the front and staircase leading to the first floor. Split level design with an opening into a WC area.

W.C.
7'0" x 2'7" (2.14m x 0.79m)
Low flush WC with a timber single glazed frosted window to the rear and UPVC double glazed window to the side.

BEDROOM ONE
14'9" x 15'5" (4.52m x 4.72m)
UPVC double glazed window to the side and timber single glazed window to the front. Exposed A-frame beams and ceiling, with an opening into a dressing room.

DRESSING ROOM
12'0" x 15'4" (3.66m x 4.68m)
UPVC double glazed window to the front, offering excellent additional space for storage or potential further use.

BATHROOM/W.C.

OUTSIDE
Externally, there is a concrete pathway running along the side, leading to the rear. Steps lead up to a pebbled off road parking area providing space for two vehicles. The rear garden is a substantial plot, currently laid to soil with Yorkshire stone steps and pathways. There is access to an elevated balcony with far reaching views across the valley towards Emley Moor mast, offering a fantastic outlook.

PLANNING PERMISSION
Planning permission has been granted for the erection of extension with replacement roof and associated works. Further details can be found on the Kirklees Council Planning Portal. Ref: 2025/62/92610/E

PLEASE NOTE
Please note, the grassed area to the front of the property is owned by a neighbouring property, the driveway is a private driveway with no right of access to the property, access is on foot via the footpath to the property. Off road parking at the rear accessed further along High Street

COUNCIL TAX BAND
The council tax band for this property is TBC.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.