



**Valley Road, Thornhill DEWSBURY WF12 0HZ**

welcome to

## Valley Road, Thornhill DEWSBURY

Guide Price £250,000 - £260,000 LOOKING FOR A WELL-PROPORTIONED, ALREADY EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY IN THE EVER POPULAR AREA OF THORNHILL IN DEWSBURY? THEN YOUR SEARCH IS OVER!



## **Entrance Hallway**

Part double glazed Upvc door to front, double glazed windows to front, coving to ceiling, picture rail, telephone point, gas central heating radiator, stairs to first floor landing and doors to ground floor accommodation.

## **Lounge**

14' 4" (Into Bay) x 11' 7" ( 4.37m (Into Bay) x 3.53m )  
Double glazed bay window to front, gas central heating radiator, TV point, coving to ceiling, wall lights, electric coal effect fire with decorative wood surround, cast iron inlay and marble hearth.

## **Reception Two / Dining Room**

14' 8" x 12' 1" ( 4.47m x 3.68m )  
Double glazed patio door to garden, gas central heating radiator, built in storage cupboards and archway to kitchen.

## **Inner Hallway**

Access to boiler, pantry, ground floor shower room and kitchen.

## **Kitchen Breakfast Room**

11' 9" x 9' 6" ( 3.58m x 2.90m )  
Fitted kitchen with a range of wall and base units, complementary wood block work surfaces, stainless steel mixer tap, gas cooker point, space for range cooker, plumbing for washing machine and dishwasher, gas central heating radiator, double glazed window to sides and part double glazed Upvc door to garden.

## **Shower Room**

Double glazed window to front, shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below, WC, gas central heating radiator and tiled walls where visible.

## **First Floor Landing**

Double glazed window to side and doors to first floor accommodation.

## **Bedroom One**

12' 2" x 11' 8" ( 3.71m x 3.56m )  
Double glazed window to rear, gas central heating radiator and built in storage cupboards.

## **Bedroom Two**

12' 1" x 11' 6" ( 3.68m x 3.51m )  
Double glazed window to front with far reaching views across to Ossett and beyond. Gas central heating radiator and TV point.

## **Bedroom Three**

7' 7" MAX x 5' 9" MAX (Including Bulkhead) ( 2.31m MAX x 1.75m MAX (Including Bulkhead) )  
Double glazed window to front and gas central heating radiator.

## **Family Shower Room**

Double glazed window to rear, double shower cubicle with wall mounted shower, Wash hand basin, WC, gas central heating radiator, varnished floor boards and tiled walls where visible.

## **Exterior**

To the front of the property there is a good sized front garden that has been laid to lawn with plant and shrub borders, tarmac driveway providing off street parking for multiple vehicles and outside watering tap. The enclosed rear garden has a south westerly aspect and has been paved and artificial grass for low maintenance, side access gate leading to the front of the property and the timber storage shed is to remain.



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## Valley Road, Thornhill DEWSBURY

- Guide Price £250,000 - £260,000
- Extended Three Bedroom Semi-Detached Property
- Two 14ft Reception Rooms, 11ft Kitchen Breakfast Room
- G/F AND F/F Shower Rooms, Driveway
- Enclosed South-Westerly Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£250,000**



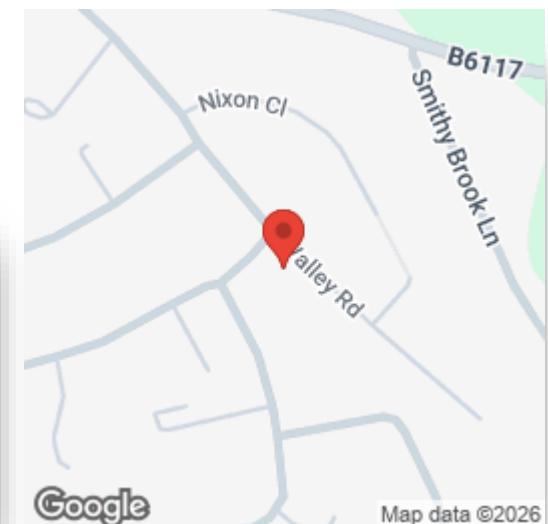
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Property Ref:  
DWS117536 - 0004

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Please note the marker reflects the postcode not the actual property



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