



## 26 The Town

Thornhill, Dewsbury, WF12 0RB

This spacious four-bedroom detached home has been thoughtfully extended and finished to a high standard, offering stylish and versatile accommodation for modern family living. The property is well positioned close to a range of local amenities including schools, public transport links and motorway connections, making it perfectly placed for both commuting and family life. A generous enclosed South-West rear garden offers the ideal space for relaxing or hosting family and friends. To the front, a driveway with off-road parking leads to a single garage with electric door for added convenience.

£385,000

# 26 The Town

Thornhill, Dewsbury, WF12 0RB



- STUNNING FOUR BEDROOM DETACHED PROPERTY WITH ENSUITE TO MASTER
- MODERN FAMILY HOME COMPLETED TO A HIGH STANDARD
- LOCATED CLOSE TO LOCAL AMENITIES INCLUDING SCHOOLS
- LARGE ENCLOSED SOUTH-WEST FACING GARDEN TO THE REAR
- SINGLE GARAGE
- DRIVEWAY PROVIDES OFF ROAD PARKING

**Entrance**

**WC**

**Lounge**

**Living Kitchen**

**First Floor Landing**

**House Bathroom**

**Master Bedroom**

**Ensuite**

**Dressing Room/Office**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

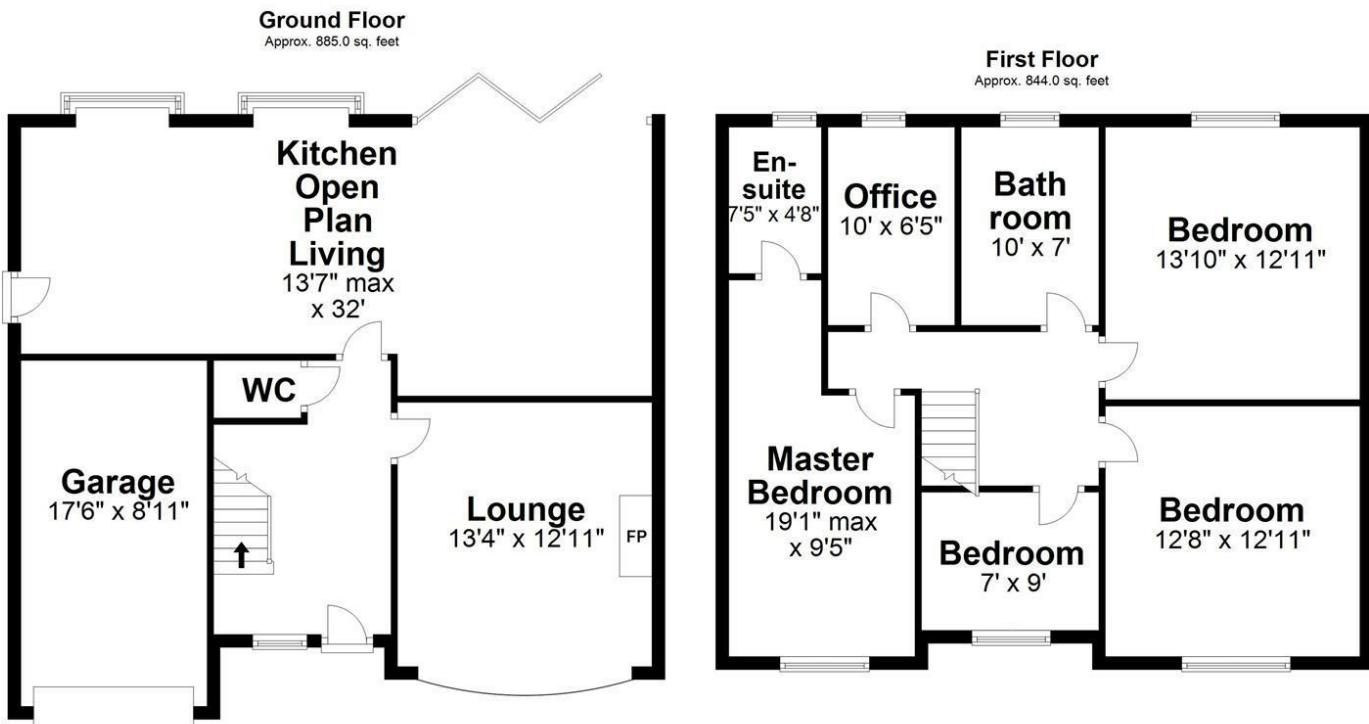
**Garage, Driveway & Garden**



**Directions**



# Floor Plan



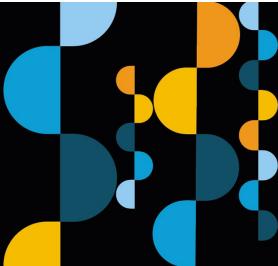
Total area: approx. 1729.0 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>	
(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>		(81-91) <span style="background-color: lightblue; color: black; padding: 2px 5px;">B</span>	
(69-80) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">C</span>		(69-80) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">C</span>	
(55-68) <span style="background-color: yellow; color: black; padding: 2px 5px;">D</span>		(55-68) <span style="background-color: yellow; color: black; padding: 2px 5px;">D</span>	
(39-54) <span style="background-color: orange; color: black; padding: 2px 5px;">E</span>		(39-54) <span style="background-color: orange; color: black; padding: 2px 5px;">E</span>	
(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>		(21-38) <span style="background-color: red; color: black; padding: 2px 5px;">F</span>	
(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>		(1-20) <span style="background-color: darkred; color: black; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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**Snow Gate™**

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