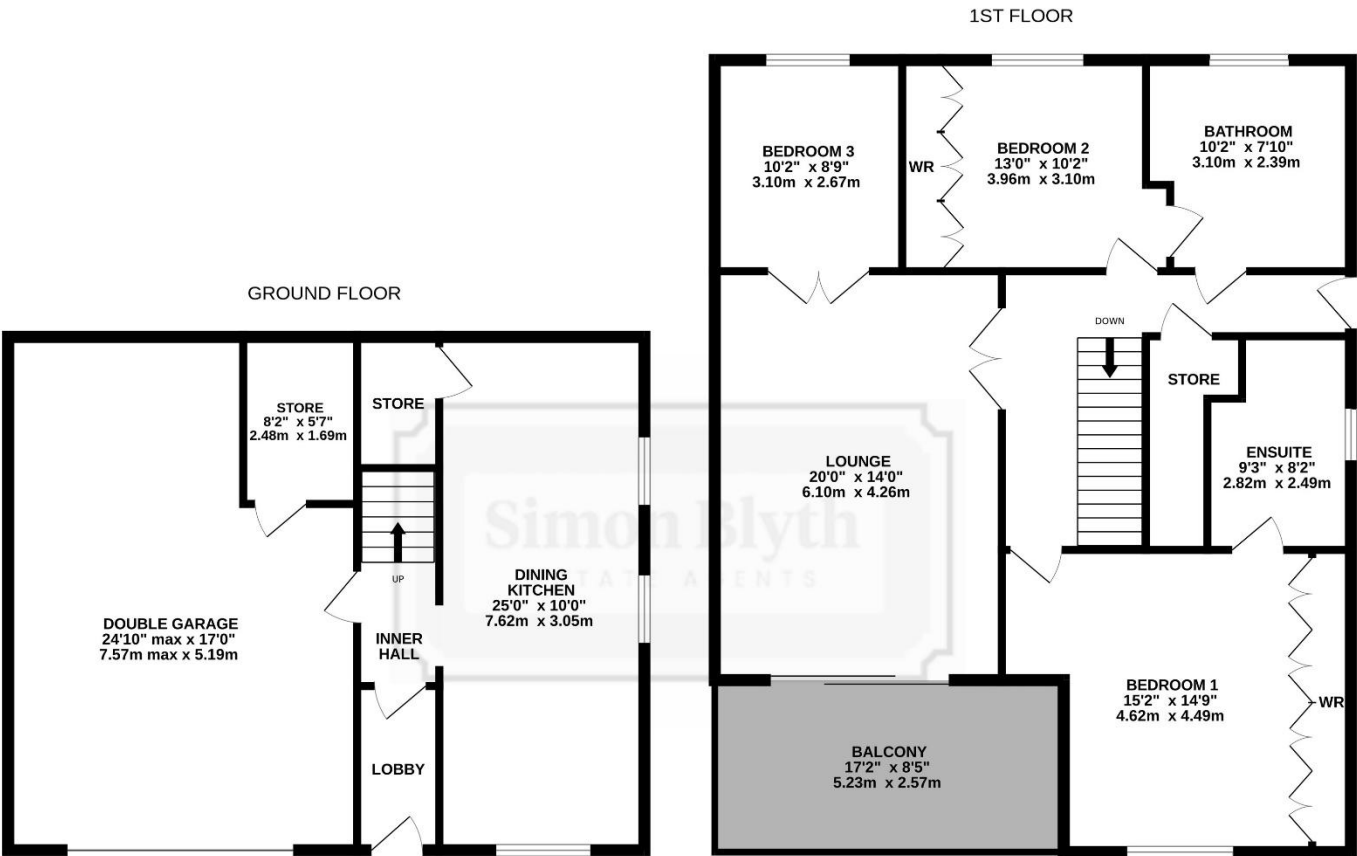




192 LOW ROAD, THORNHILL, WF12 0PU



LOW ROAD

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PROPERTY DESCRIPTION

A PARTICULARLY SPACIOUS, DETACHED FAMILY HOME, OCCUPYING AN ENVIABLE POSITION ON THE SOUGHT AFTER ADDRESS OF LOW ROAD, THORNHILL. BOASTING PANORAMIC OPEN ASPECT VIEWS ACROSS THE VALLEY, WELL APPOINTED UPSIDE-DOWN STYLE ACCOMMODATION, WHICH IS COMPLIMENTED BY GENEROUS GARDENS. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH OPEN COUNTRYSIDE WALKS ON THE DOORSTEP. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

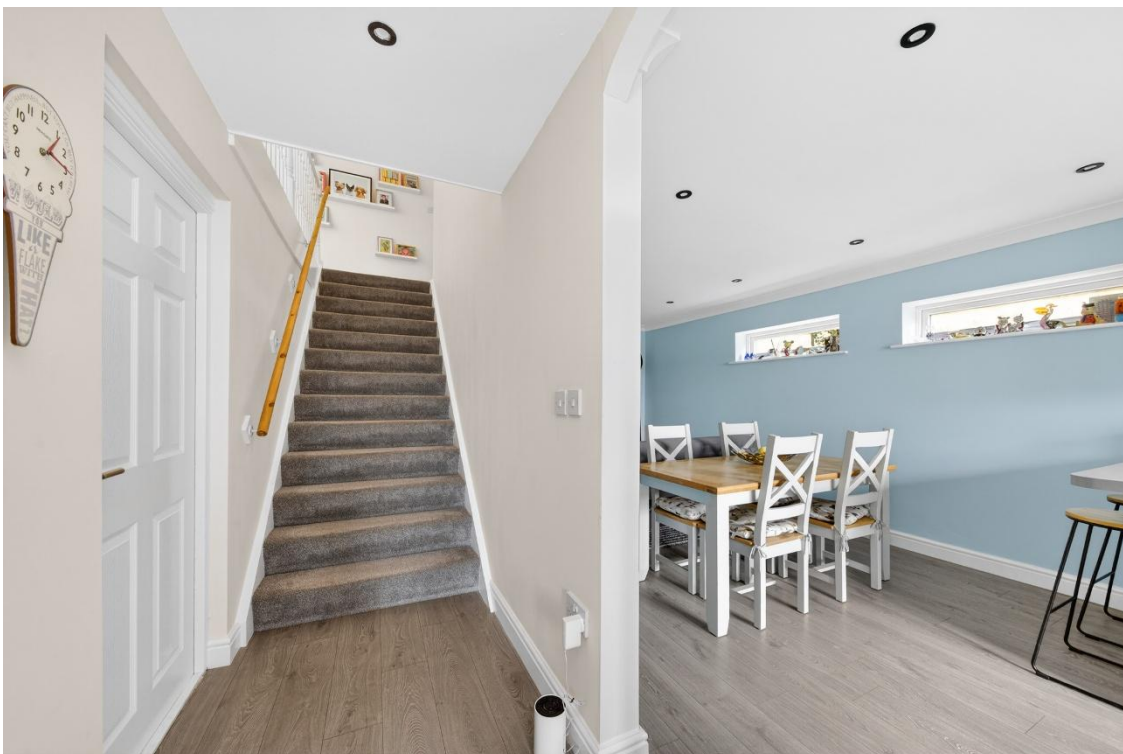
The ground floor accommodation briefly comprises of entrance lobby, inner hallway, open-plan dining kitchen with under stairs store, integral double garage with a separate pantry store with historical plumbing in situ, the garaging could be utilised as a spacious double bedroom with en-suite facilities (subject to necessary consents). To the first floor there is a lounge with patio doors leading to a balcony which offers a superb outlook, three double bedrooms all with fitted furniture (bedroom three with fold-away double bed, and the house bathroom. The principal bedroom is at the front of the property taking advantage of open aspect views and an en-suite bathroom. Externally the property features a double driveway, and a low maintenance front garden. To the rear of the property is a particularly spacious garden with a flagged patio area and steps meandering through low maintenance bankings to a flat lawn and seating area, the top of the garden is low maintenance with a sheltered seating area.

Offers Around £475,000

GROUND FLOOR

ENTRANCE HALLWAY

Enter into the property through a double glazed composite front door with obscure glazed inserts and leaded detailing into the entrance hall. The entrance hall features attractive tiled flooring, decorative coving to the ceilings, a recessed spotlight and a vertical cast iron column radiator. A multipaneled timber and glazed door with adjoining window to the side then leads into inner hallway.



INNER HALLWAY

The inner hallway features an arched door that leads into the open plan dining kitchen a particular broad staircase with wooden handrail proceeds to the first floor and there is an inset spotlight to the ceiling, a cast iron anthracite column radiator and a multipaned door gives access to the integral double garage.

OPEN PLAN DINING KITCHEN

Measurements - 25'0" x 10'0" (7.62m max x 3.05m)

As the photography suggests the open plan dining kitchen room is a generous proportion light and airy room with two windows to the side elevation and a bank of double-glazed windows to the front which takes full advantage of panoramic views across the valley. The high-quality flooring continues from the hallway and there is decorative coving to the ceilings, inset spotlighting and two cast iron column radiators. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary work surfaces over which incorporate a single bowl Blanco composite sink and drainer unit with mixer tap over. The kitchen is equipped with built in appliances which includes a four-ring ceramic induction hob with integrated cooker hood over, a built-in electric fan assisted oven, a built-in dishwasher and there are space and provisions for an American style fridge and freezer unit. The kitchen benefits from under unit LED lighting, an attractive splash back to the work surface, soft closing doors and draws and a breakfast peninsular with space for informal dining and food preparation. The kitchen area then seamlessly leads into the dining/family room where there is ample space for living and dining accommodating. A multi panel door then gives access to a useful understairs cupboard which is useful and features high quality flooring and a ceiling light point.







DOUBLE GARAGE

Measurements - 24'10" x 17'0" (7.52m max x 5.19m)

The garage features an electric remote-controlled sectional up and over door, there is lighting and power in situ. It also houses the wall mounted boiler as well as the inverter for the solar panels. There is a vertical column radiator, cold water taps and a hot water tap, the back of the garage is utilised as a gymnasium where there is attractive flooring and wall light points for a mounted television and speakers. A door then gives access to a store area.

STORE ROOM

Measurements - 8'2" x 5'7" (2.48m max x 1.69m)

The storeroom features a ceiling light point and terracotta tiled flooring and there is plumbing and provisions for an automatic washing machine. This area could be utilised perhaps as a ground floor shower room or W.C.

FIRST FLOOR LANDING

Taking the broad staircase from the inner hallway, you reach the first-floor landing which features decorative coving to the ceilings, a chandelier point over the staircase, a wooden banister with traditional spindle balustrade over the stairwell head and there is a loft hatch giving access to a useful attic space. Multi panel doors then give access to three well-proportioned double bedrooms, a useful store cupboard.



LOUNGE

Measurements - 20'0" x 14'0" (6.10m max x 4.26m)

The lounge is a generous proportioned light and airy reception room which features double glazed sliding patio doors to the front elevation which takes full advantage of the elevated position of the property with superb open aspect views across the valley and towards Emely moor mast. There is decorative coving to the ceilings, two ceiling light points, and two collum style radiator. The focal point of the room is the cast iron log burning stove with a granite inset, set upon a raised stone hearth and with decorative ornate mantal around. Twin doors then give access to bedroom three. From the lounge sliding patio doors to the front elevation give access out to the balcony.



BALCONY

Measurements - 17'2" x 8'5" (5.23m max x 2.57m)

The balcony takes full advantage to the fabulous open aspect views across the valley, and it is a particularly spacious seating area. It is a great space for enjoying the sun and alfresco dining, it enjoys a pleasant view of trees and open country sides.



BEDROOM ONE

Measurements - 15'2" x 14'9" (4.62m max x 4.49m)

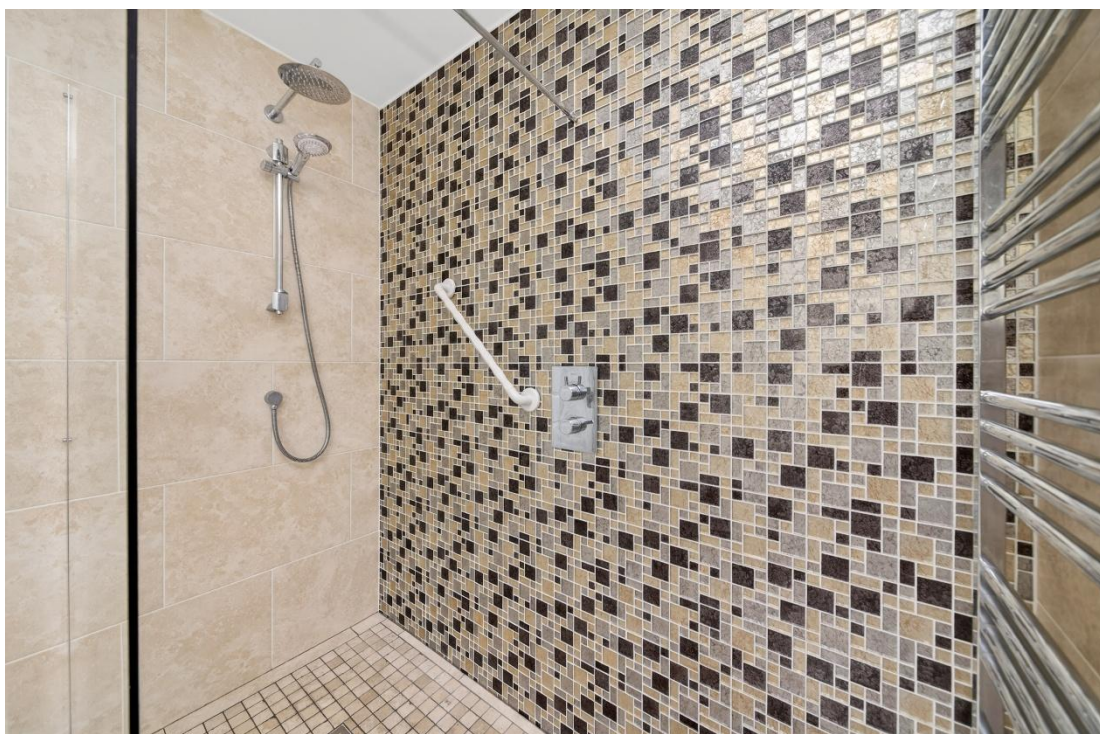
Bedroom one is decorated to a high standard and features fabulous stylish flooring. There is decorative coving to the ceilings, a central ceiling light point and a fabulous feature three quarter depth bank of windows to the front elevation with breath taking open aspect views across the valley. Additionally, a multi panel door gives access to the en-suite bathroom and there is bespoke floor to ceiling fitted wardrobes with hanging rails and shelving in situ. There is a beautiful cast iron collum radiator with a vanity mirror.



BEDROOM ONE EN-SUITE

Measurements - 9'3" x 8'2" (2.82m max x 2.49m)

The en-suite bathroom features a modern contemporary four-piece suite. Which comprises of a wet room style shower with thermostatic rainfall shower head and with separate handheld attachments, a panel bath, a low-level W.C. with concealer cistern and push button flush which incorporates a broad wash hand basin with chrome taps and vanity cupboards beneath. There is contrasting tiled flooring and tiled walls, inset spotlighting to the ceiling, a chrome ladder style radiator and an extractor fan. Additionally, there is a wall light point over the bathtub a bank of double-glazed windows with obscure glass and tiled windowsill to the side elevation and a shaver point.



BEDROOM TWO

Measurements - 13'0" x 10'2" (3.96m max x 3.10m)

As the photography suggests bedroom two is a particularly light and airy double bedroom which benefits from a bank of fitted wardrobes which have floor to ceiling, wall to wall and have hanging rails and shelving in situ. The room features decorative coving, inset spotlighting and a features free quarter depth bank of windows to the rear elevation with pleasant views on to the gardens and grounds. A column anthracite radiator and a multi panel door gives access to the house bathroom.



BEDROOM THREE

Measurements - 10'2" x 8'9" (3.10m max x 2.67m)

Bedroom three is a most versatile room which can be utilised for a variety of uses, the attractive oak flooring continues through from the lounge. It features a bank of double-glazed windows to the rear elevation with views onto the gardens and of the tree line backdrop. There is decorative coving to the ceilings, a central ceiling light point, a cast iron radiator and fitted wardrobes which also has a pull-out double bed.





HOUSE BATHROOM

Measurements - 10'2" x 7'10" (3.10m max x 2.39m)

The bathroom features a luxurious high quality four-piece suite which comprises of a fixed frame walk in shower, a panel bath, a low-level W.C. with concealed cistern and push button flush. A broad wash hand basin with vanity drawers beneath and monobloc mixer tap over. There is attractive flooring, contrasting panelling to the walls and splash areas, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a bank of double-glazed windows with obscure glass to the rear elevation with a panelled windowsill and a wall mounted vanity mirror with shaver point.



SIDE ENTERANCE

Accessed via a double-glazed composite door from the side elevation is the side entrance, it features oak flooring, decorative coving to the ceilings, a recessed spotlight to the ceiling, a radiator and multipaneled doors give access to the first-floor landing and to the house bathroom.



OUTSIDE

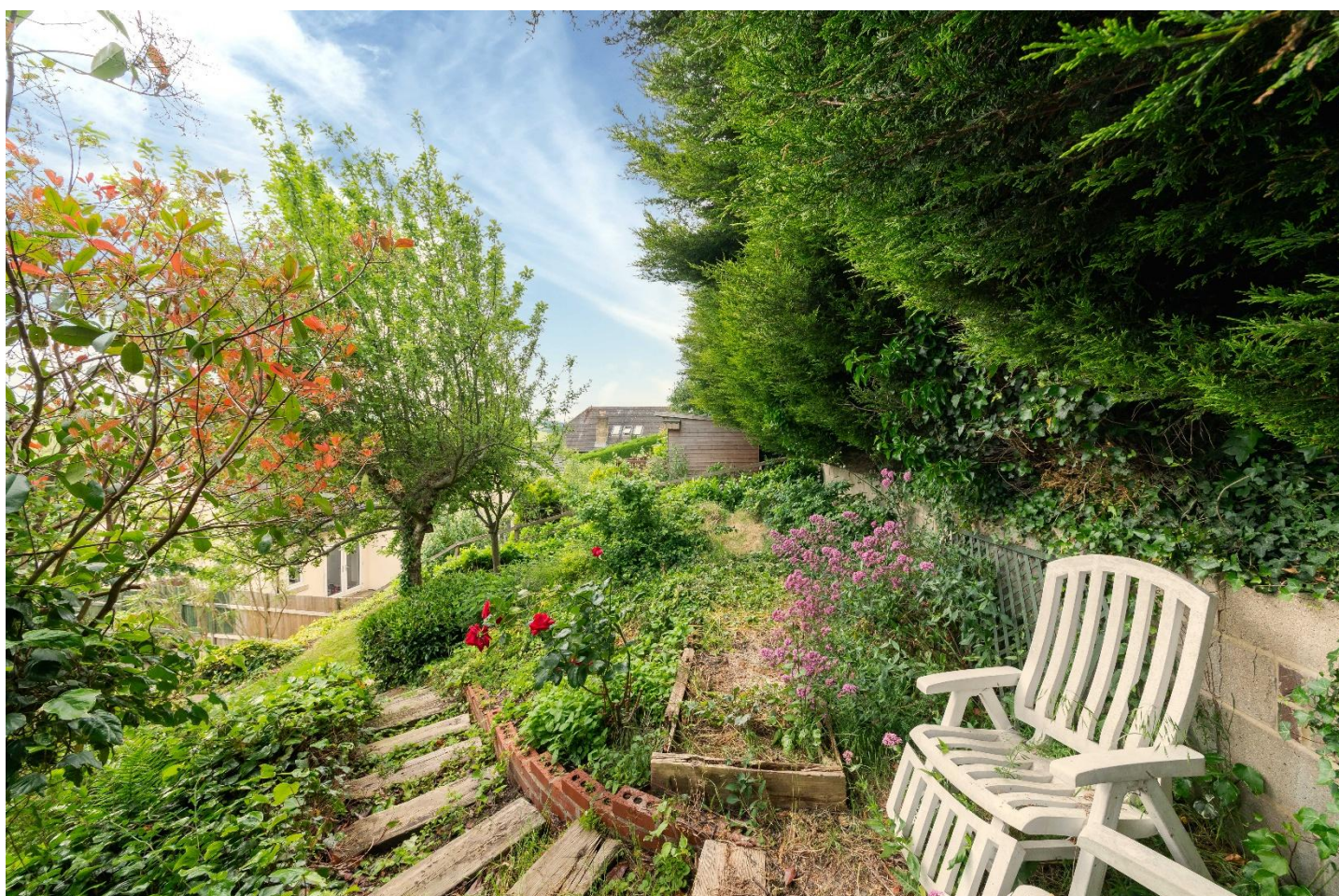
FRONT EXTERNAL

Externally to the front the property features a fabulous concrete pressed cobble effect driveway providing off street parking and leading to the integral double garage. The front garden is low maintenance and features a barked area with box hedging and gravelled Yorkshire stone flagged pathways they meander through well stock flower and shrub beds, and the front gardens enjoy superb views across the valley. There are external lights, a bin store with a gate that encloses the pathway leading to the rear garden and again to the left-hand side of the driveway there is provisions for an EV point and a gate which encloses the pathway to the rear garden.

REAR EXTERNAL

Following the pathways you reach the rear garden which features a flagged patio area ideal for alfresco dining, BBQing and entertainment. There is an external security light, an external plug point and an external tap. Steps then lead unto the top of the garden which features a well-stocked banking with flowers and shrubs and then at the top of the garden is a lawn area with an additional seating area with trees, flowers and shrubs. From this portion of the garden, you look back over the subject property towards Emely Moor mast and there is a further top tier to the garden with sleeper steps leading to a sheltered seating area which has mature hedging for privacy.





ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/06/2026



PROPERTY VIEWING NOTES



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