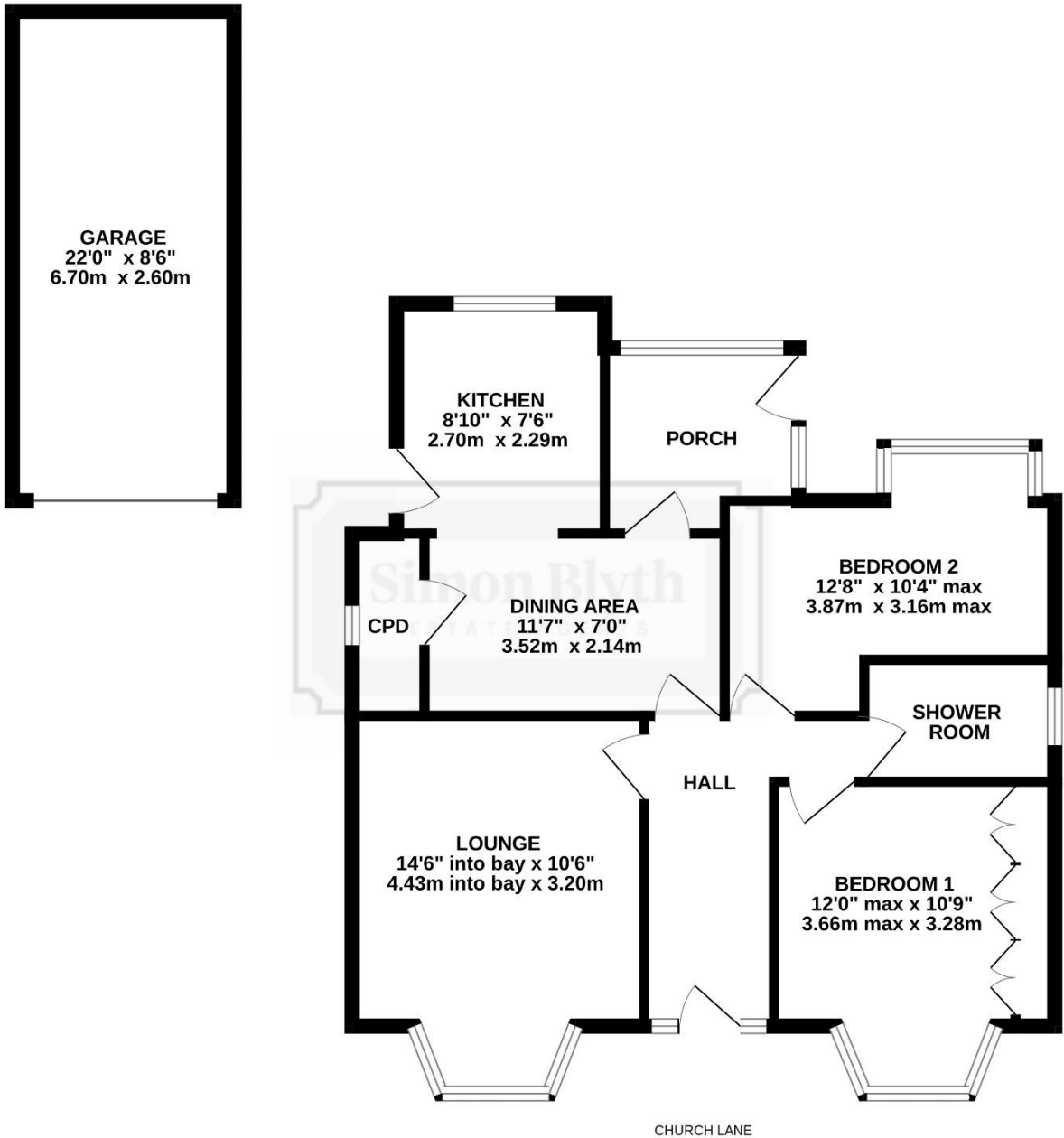


Simon Blyth
ESTATE AGENTS



42 CHURCH LANE, THORNHILL, DEWSBURY, WF12 0JZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Offers around £240,000

GROUND FLOOR

ENTRANCE HALL

The property is entered via the main entrance door into a spacious hallway, featuring high ceilings, decorative coving, and a picture rail. The hall provides access to the lounge, dining kitchen, both bedrooms, and the shower room.



LOUNGE

Measurements – 14'6" into bay x 10'6" (4.43m into bay x 3.20m)

Positioned to the front elevation, the lounge benefits from a large UPVC bay window providing ample natural light. The room features a gas fire as the main focal point, a central heating radiator, and a ceiling light point.



DINING KITCHEN

KITCHEN Measurements – 8'10" x 7'6" (2.70m x 2.29m)

DINING AREA Measurements – 11'7" x 7'0" (3.52m x 2.14m)

Located to the rear elevation, the dining kitchen enjoys natural light and a pleasant outlook over the garden. The kitchen is fitted with a range of base and wall units, together with a gas hob, oven, fridge freezer, and automatic washing machine. There is a central heating radiator and two ceiling light points. A side door provides access to the driveway, while a pantry area houses the property's meters and boiler. A further doorway leads into the garden room, which offers additional space and enjoys views of the rear garden.



BEDROOM ONE

Measurements –
12'0" max 10'9"
(3.66m max x
3.28m)

Situated to the front elevation, this double bedroom includes fitted wardrobes, a large UPVC window, central heating radiator, and ceiling light point.



BEDROOM TWO

Measurements – 12'8" x 10'4" max (3.87m x 3.16m max)

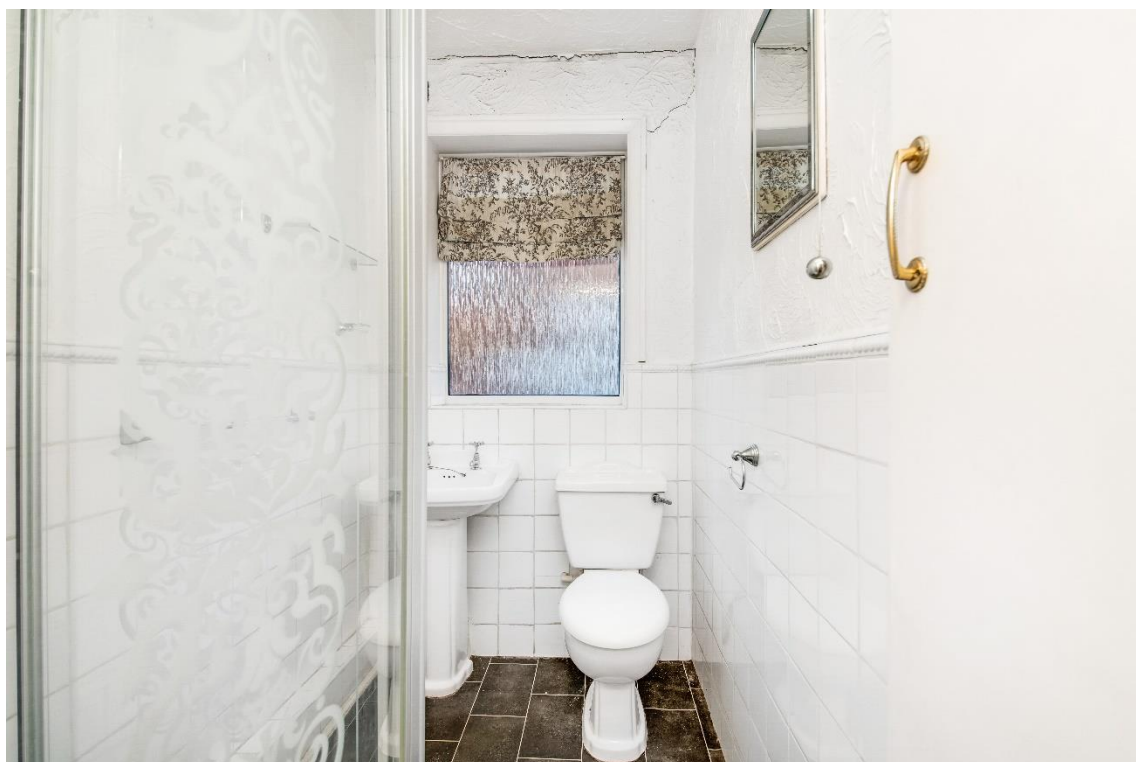
Located to the rear elevation, this bedroom also benefits from fitted wardrobes and a large window overlooking the rear garden.





SHOWER ROOM

Comprising of a wash hand basin, low-level WC, and shower cubicle fitted with an electric shower unit.



DETACHED GARAGE

Measurements – 22'0" x 8'6" (6.70m x 2.60m)

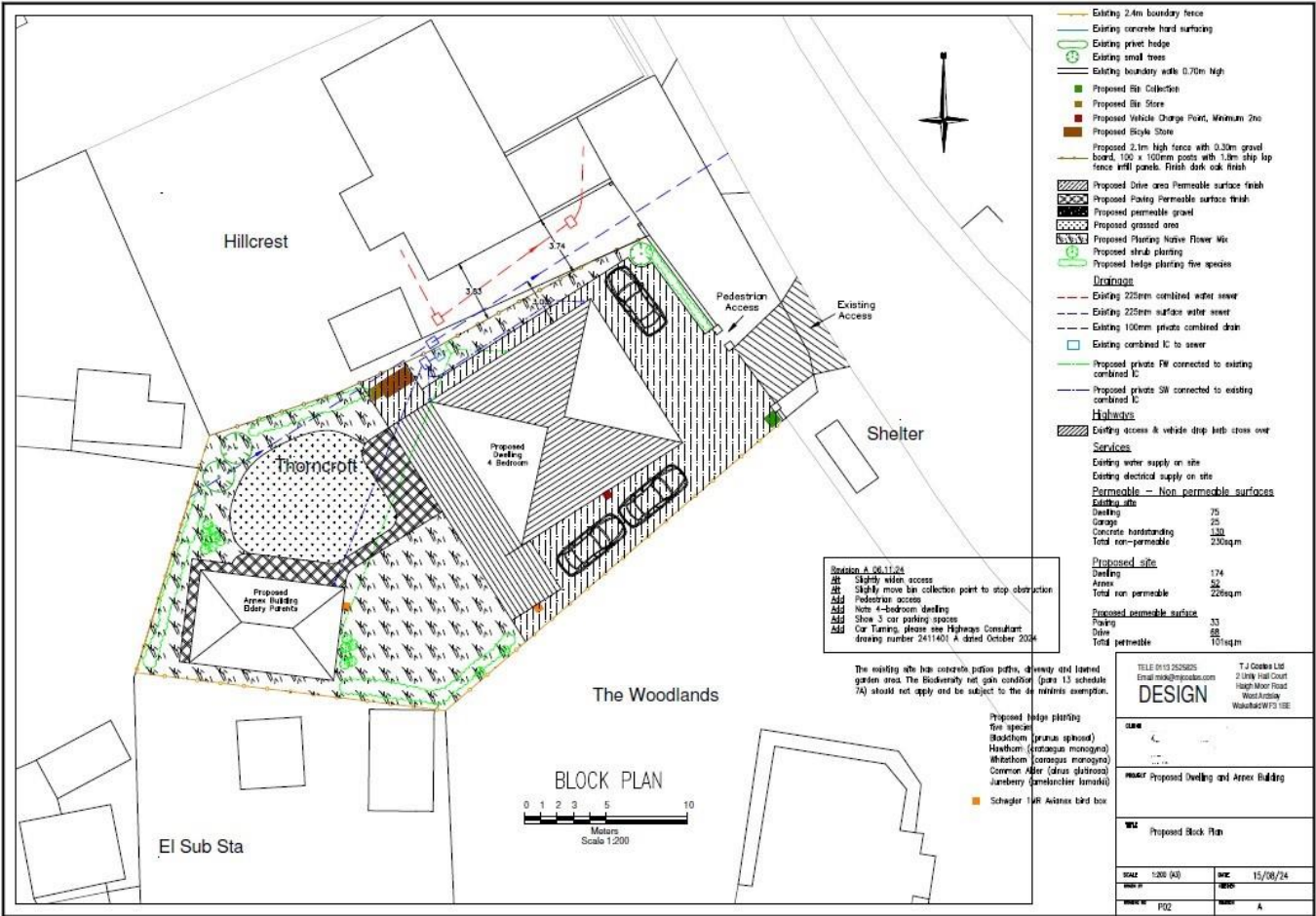
To the rear side elevation there is a detached garage, with wooden shed behind.



OUTSIDE







Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

OUTLINE PLANNING PERMISSION

Application Number: 2024/60/92353/E

To: Michael Coates,
T J Coates Ltd
2 Unity Hall Court
Haigh Moor Road
West Ardsley
Wakefield
WF3 1ED

For:

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

OUTLINE APPLICATION FOR ERECTION OF ANNEX AND SINGLE DETACHED DWELLING INCLUDING ASSOCIATED DEMOLITION AND WORKS

At: 42, CHURCH LANE, THORNHILL, DEWSBURY, WF12 0JZ

42 Church Lane, Thornhill, Dewsbury, WF12 0JZ



PROPERTY VIEWING NOTES -

ADDITIONAL INFORMATION

The property is connected to mains electricity, gas, and drainage.

Please note: The property has been vacant for approximately three years and would benefit from a degree of modernisation and refurbishment throughout

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of

products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 30/10/2025



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259