



Edge Arpers Croft, Thornhill DEWSBURY WF12 0PQ

welcome to

Edge Arpers Croft, Thornhill DEWSBURY

Guide Price £230,000 - £245,000 I HEAR YOU CALL MY NAME AND IT FEELS LIKE HOME!!! LOOKING FOR A READY-MADE PROPERTY INSIDE AND OUT? UPSIZE, DOWNSIZE OR FTB... TICKS ALL YOUR BOXES...DON'T MISS THIS BEAUTY!



Entrance Lobby

Part double glazed composite door to front, gas central heating radiator.

Lounge

16' 3" MAX x 11' 7" MAX (4.95m MAX x 3.53m MAX)
Double glazed multi-pane effect window to front, gas central heating radiator, TV point, built in storage cupboard housing the boiler and has power point and lighting, stairs to first floor landing.

Reception 2 / Orangery

13' 2" x 8' 6" (4.01m x 2.59m)
Double glazed windows to rear, double glazed french doors to garden, spotlights to ceiling, laminate flooring, wall mounted electric heater and two Velux skylight windows.

Kitchen / Diner

15' x 10' 9" (4.57m x 3.28m)
Fitted kitchen with a range of wall and base units with under unit lighting, complementary work surfaces, stainless steel sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood over, plumbing for washing machine and dishwasher, archway to reception two, laminate flooring, built in storage cupboard.

Ground Floor Cloakroom

WC, floating wash hand basin, splashback tiling, extractor fan, spotlight to ceiling, gas central heating radiator, double glazed multi-pane effect window to front.

First Floor Landing

Doors to first floor accommodation and access to loft space via drop down ladder. Overstairs storage cupboard and gas central heating radiator.

Bedroom One

11' 5" MAX x 9' 9" MAX (3.48m MAX x 2.97m MAX)
Double glazed window to rear, gas central heating radiator and door to en-suite shower room.

En-Suite Shower Room

Double glazed window to side, shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below, extractor fan, WC, ladder style gas central radiator, Upvc splashbacks.

Bedroom Two

11' 2" x 7' 9" (3.40m x 2.36m)
Double glazed multi-pane effect window to front, gas central heating radiator.

Bedroom Three

9' x 6' 7" (2.74m x 2.01m)
Double glazed multi-pane effect window to front, gas central heating radiator.

Family Bathroom

Panelled bath, chrome ladder style radiator, wash hand basin, extractor fan, WC, splashback tiling.

Exterior

To the front of the property there is a block paved driveway providing parking for multiple vehicles, side access gate to the rear, outside lighting. To the rear of the property there is an enclosed low maintenance garden with composite decked, artificial grassed and Indian stone areas. The perfect garden to relax or entertain on. Also benefits from outside power points, water tap and lighting.



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Edge Arpers Croft, Thornhill DEWSBURY

- Guide Price £230,000 - £245,000
- Extended Three Bedroom Semi-Detached Property
- 16ft Lounge, 13ft 2nd Reception/Orangery
- 15ft Kitchen Diner, G/F WC
- En-Suite To Master, Driveway

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117745 - 0004

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