

A floor plan of a house. The plan shows a large Lounge area on the left, a Kitchen area on the top right, and a Hall area on the bottom right. The Lounge has a fireplace on the left wall and a door leading to the Hall. The Kitchen has a door leading to the Hall. The Hall has a staircase and a door leading to the front of the house. The front of the house has a large entrance and a small side entrance. The back of the house has a small side entrance and a large window.

The floor plan shows a rectangular layout. At the top is a large rectangular room labeled "Bedroom 2". To the left of Bedroom 2 is a smaller rectangular room labeled "Bathroom". Below Bedroom 2 and to the right of the Bathroom is a central area labeled "Landing". This landing area contains a staircase with steps leading up and down. To the left of the Landing is a large rectangular room labeled "Bedroom 1". To the right of the Landing is a small rectangular room labeled "Storage". The plan includes thick black lines for walls, thin lines for doors and windows, and curved lines for door swings. There are four windows: one on the top wall of Bedroom 2, one on the top wall of the Bathroom, one on the bottom wall of Bedroom 1, and one on the right wall of the Storage room.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		66	77
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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

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Situated in the popular village of Thornhill, this well presented two bedroom mid terrace property offers excellent accommodation and attractive outlooks. The property benefits from tiered rear gardens and far reaching countryside views to the front.

Internally, the accommodation briefly comprises an entrance hall, a comfortable lounge, a fitted kitchen and a useful cellar providing additional storage. To the first floor are two well proportioned double bedrooms and a modern four piece family bathroom. Externally, the property enjoys gardens to the rear as well as to the front, along with on street parking. Conveniently located close to local shops and amenities, and within easy driving distance of surrounding towns, the property represents an ideal first-time purchase or investment opportunity.

Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC front door into the hallway, central heating radiator and a staircase rising to the first floor landing. A door leads through to the lounge.

LOUNGE

14'4" x 17'0" [4.39m x 5.20m]

UPVC double glazed windows to the front and rear, central heating radiator, a feature fireplace with wooden surround. A door provides access to the kitchen, along with a further door leading down to the cellar.



KITCHEN

10'6" x 10'2" [3.22m x 3.11m]

UPVC double glazed window and door to the rear, central heating radiator. A range of wall and base units providing ample storage, laminate worktops, and space for an electric cooker, stainless steel sink with splashbacks, washing machine, and fridge freezer.

FIRST FLOOR LANDING

Providing access to two bedrooms and the family bathroom.

BEDROOM ONE

14'3" x 9'7" [4.36m x 2.93m]

UPVC double glazed window to the front, enjoying far reaching views across the surrounding countryside. The room includes a central heating radiator and a built in storage cupboard over the stairs.



BEDROOM TWO

10'5" x 10'1" [3.20m x 3.09m]

UPVC double glazed window to the rear, central heating radiator.



BATHROOM

11'1" x 6'9" [3.40m x 2.07m]

Frosted UPVC double glazed window to the rear, partially tiled and central heating radiator. The bathroom is fitted with a four piece suite comprising a corner double shower cubicle with glass enclosure and wall mounted shower, bath, low flush W.C., and wash hand basin with mixer tap.



OUTSIDE

To the front is a low maintenance pebble garden with steps leading up to the property. The property benefits from a split level rear garden with steps leading up the side, pebble borders and shrubbery, a paved patio area, and rear access. Additionally, the rear access road offers potential for parking, as has been achieved by neighbouring properties.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.