



High Street

Thornhill, Dewsbury, WF12 0PS

Guide Price £190,000



Hunters are delighted to present this charming two bedroom stone-built cottage. Located within the sought-after area of Thornhill Edge and offers a wealth of character features throughout. Including exposed stonework and beams, combined with modern living accommodation. The property benefits from gas central heating and would be ideal for a professional couple or first time buyer. The accommodation briefly comprises: entrance, a 12ft kitchen fitted with a range of wall and base units with work surfaces and space for appliances leading to 15ft living room featuring an attractive stone fireplace. To the first floor, there are two good sized bedrooms, along with a house bathroom fitted with a modern three-piece suite. Externally, the property is positioned directly onto the street with on-street parking available and enjoys an established residential setting within this popular village location. Thornhill Edge provides easy access to Dewsbury town centre, surrounding villages, and motorway links including the M1, making it a convenient location for commuters. Properties of this style and location rarely remain available for long and an early internal inspection is strongly recommended to fully appreciate the accommodation on offer.



ENTRANCE

The property is accessed via a composite double glazed external door. The hallway provides access to the kitchen and a staircase to the first floor.

LOUNGE 14'7" x 12'1" (4.46m x 3.69m)

A characterful and well-presented living room featuring exposed wooden beams to the ceiling and an attractive stone feature fireplace housing a wood burner stove. The room benefits from recessed ceiling spotlights, a central light fitting, wood-effect flooring, a gas central heating radiator, and a window providing natural light. Finished in warm neutral tones, this is a comfortable and inviting main reception space.

DINING KITCHEN 15'7" x 11'11" (4.77m x 3.65m)

A spacious and well-appointed kitchen fitted with a range of wall and base units with wooden work surfaces and complementary stone feature walls. The kitchen includes a range-style cooker space, inset sink with drainer, and plumbing for appliances. Further features include exposed beams, recessed ceiling spotlights, wood-effect flooring, and a window providing natural light. There is also access to the cellar space in this room which is ideal for storage.

LANDING

Access to two double bedrooms and house bathroom.

BEDROOM 1 15'7" x 12'1" (4.76m x 3.70m)

A large double bedroom full of character, featuring exposed stone walls and a decorative fireplace creating a strong focal point. The room benefits from recessed ceiling spotlights, a central light fitting, gas central heating radiator, and a window providing natural light. The generous proportions allow ample space for bedroom furniture while retaining a bright and comfortable feel.

BEDROOM 2 10'2" x 9'1" (3.11m x 2.78m)

A well-proportioned second bedroom, ideal for use as a guest room or home office. The room features exposed brickwork and stove fire place. The boiler is also located in this room. There is a window providing natural light, a gas central heating radiator, and a neutral finish throughout.

BATHROOM

A well-presented house bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level W.C. The bathroom is fully tiled and benefits from a heated towel rail, ceiling spotlights, and a window providing natural light and ventilation.

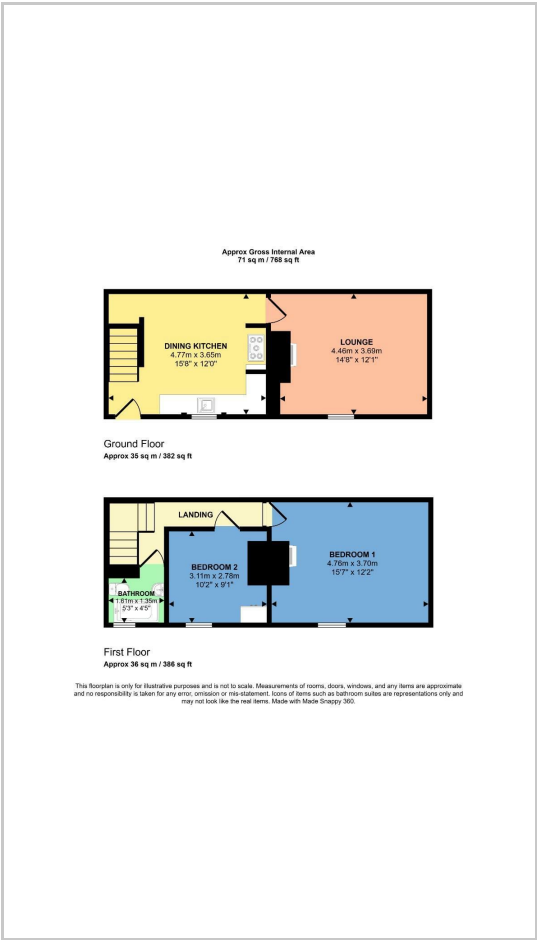
EXTERIOR

To the front, the property is positioned directly onto the street with on-street parking available. The stone-built exterior offers plenty of kerb appeal and sits within an established residential setting.

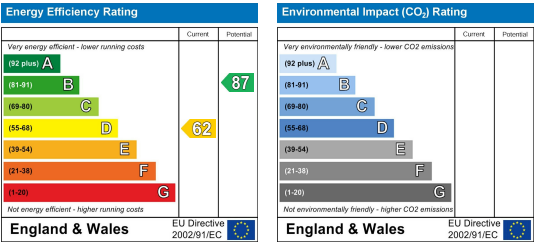
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.