

HUNTERS®

HERE TO GET *you* THERE



The Common

Thornhill, Dewsbury, WF12 0LJ

Offers Over £170,000



Offered for sale is this very well presented two bedroom semi detached house situated in this highly popular location of Thornhill, with shops, parks, restaurants and pubs all within walking distance. The property is ideally positioned for easy access to nearby towns and cities of Huddersfield and Wakefield. Having a fabulous larger than average landscaped garden to the rear and on street parking to the front. Viewing is highly advised at your earliest convenience to avoid disappointment.



ENTRANCE HALLWAY

Entrance through composite double glazed door into hallway with access to lounge and kitchen, laminate flooring and radiator with spindle staircase to first floor landing.

LOUNGE 13'2" x 11'3" (4.03m x 3.45m)

A good sized family room with focal point open fire place, double glazed window to front and radiator and fitted wall lights.

KITCHEN DINER 16'5" x 11'5" (5.01m x 3.50m)

Spacious and impressive open plan kitchen with a matching range of base and eye level units with fitted spot lights including plate rack with contrasting worktop surfaces incorporating electric hob with oven and grill and fitted overhead modern extractor canopy, with stainless steel half bowl 1/2 drainer sink unit with mixer taps with splashbacks, integrated undercounter fridge freezer. Further storage into eaves concealing the house boiler. Double glazed window and radiator and door leading to

UTILITY ROOM

Ideal room for space for white goods having pipework for a washing machine and dryer and dishwasher, being fully insulated. Double glazed window and double glazed door to leading to rear patio and garden.

CELLAR

Providing useful storage area.

LANDING

Access to two first floor double bedrooms and house bathroom

BEDROOM 1 13'8" x 13'3" (4.18m x 4.04m)

Double glazed window to front and radiator

BEDROOM 2 11'6" x 8'8" (3.53m x 2.65m)

Another double bedroom with radiator and double glazed window.

BATHROOM

Creating that wow factor, this four piece family bathroom, offering class and sophistication to help you bathe in style and comfort. A free standing bath with this stand alone bathtub has a contemporary rounded double ended shape, allowing you to rest your head with contemporary chrome attached shower head to the side. Another added benefit is the walk in double corner shower with fitted mixer shower and additional rain shower head, large two drawer vanity wash hand basin and low-level WC, further large chrome effect heated towel rail and double glazed frosted window, this bathroom is finished off with impressive brick effect gloss part tiling to the walls.

GARDEN

To the front is accessed by gated entrance to a paved pathway with pleasant low maintenance garden to the front with decorative stones . The rear garden has a tiered garden with good sized stone patio seating area for rest and relaxation, leading to a larger than average rear sized garden, with scope for further extension or potential for a large outbuilding like the neighbouring property.

PARKING

Having on street parking to the front.

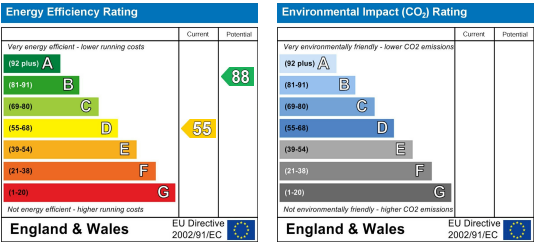
Area Map



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.