



cornerstone
ESTATE AGENTS

Thornfield Avenue, Kirklees



Thornfield Avenue,
Kirklees
Offers In Region Of £195,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO INTRODUCE TO THE MARKET THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THREE-BEDROOM END-OF-TERRACE HOME, BOASTING A GENEROUS GARDEN AND A SUBSTANTIAL DOUBLE GARAGE TO THE REAR.

The property has been lovingly maintained by its current owners and offers an inviting living space throughout. Upon entering, you are welcomed into a cozy living room at the front of the house, featuring a charming bay window that overlooks the front garden, allowing plenty of natural light to fill the room. The living area flows seamlessly into an expansive open-plan dining kitchen, perfect for entertaining, with patio doors that open directly onto the rear garden, offering a perfect indoor-outdoor living experience.

Upstairs, the home offers two well-proportioned double bedrooms, alongside a third single bedroom which could serve as a home office or nursery, depending on your needs. The upper level also includes a modern, fitted family bathroom.



Externally, the property benefits from a shared driveway at the front, providing convenience and additional parking. At the rear, you'll find a large, well-maintained garden with a mix of patio and lawned areas, ideal for relaxing or hosting gatherings. Beyond the garden lies a spacious double garage with vehicular access, providing ample storage or secure parking.

This wonderful home is a perfect blend of comfort, space, and practicality, making it ideal for families or those looking to upsize. Viewings are highly recommended to truly appreciate all this property has to offer.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ADDITIONAL INFORMATION

EPC:E

Tenure: Freenhold

Council Tax: A

Parking: Off road parking

What3Words: linen.calls.seated

UTILITIES

Gas:Mains

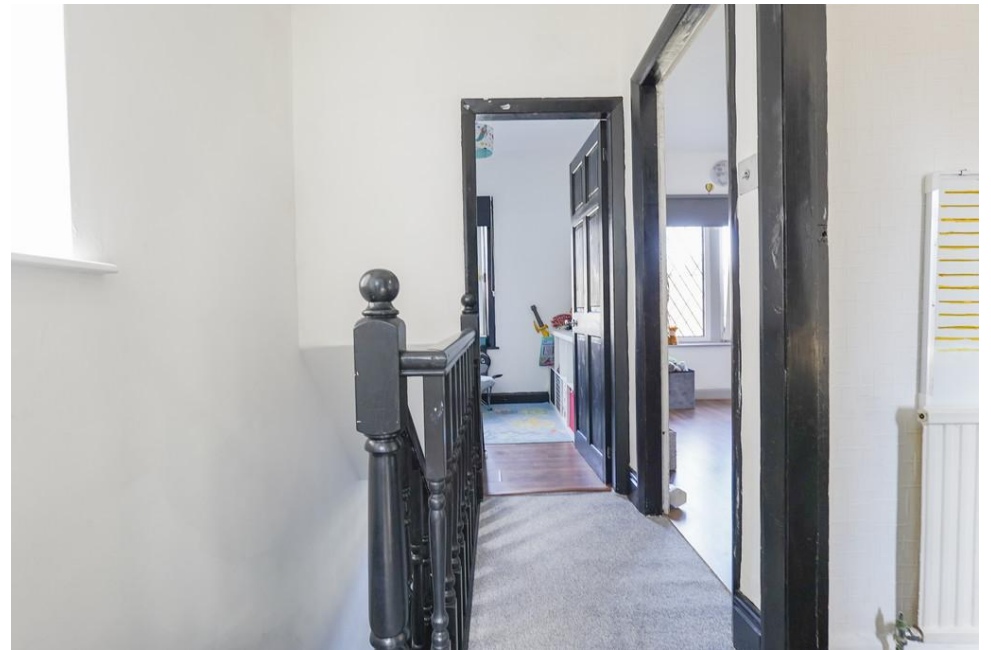
Electric:Mains

Water:Mains

Heating:Gas

Broadband: standard Broadband

Mobile: 4G - check with your network provider





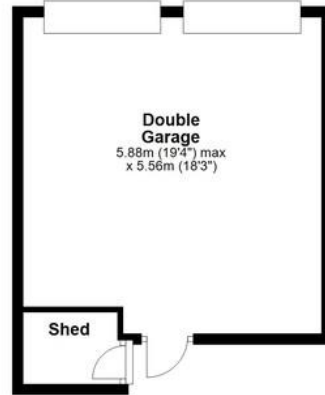




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

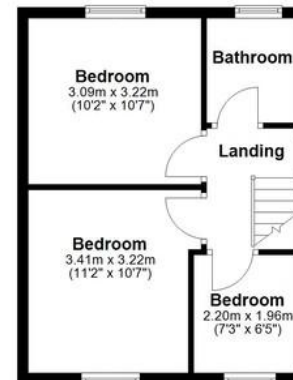
Ground Floor

Approx. 80.9 sq. metres (870.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 114.1 sq. metres (1228.4 sq. feet)