



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Threshfield, High Street
Thornhill, Dewsbury



Threshfield, High Street Thornhill, Dewsbury

£425,000

YORKSHIRE'S FINEST ESTATE AGENT IS DELIGHTED TO BRING TO THE MARKET THIS WELL MAINTAINED AND SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME, OFFERING STUNNING PANORAMIC VIEWS OVER THE VALLEY. THE PROPERTY FEATURES GATED OFF-STREET PARKING AND A DOUBLE GARAGE AT THE FRONT, WHILE THE EXPANSIVE STEPPED GARDEN TO THE REAR IS PERFECT FOR OUTDOOR LIVING AND ENTERTAINING. WITH NO ONWARD CHAIN, THIS IS A RARE OPPORTUNITY TO ACQUIRE A TRUE FAMILY HOME IN THE HIGHLY SOUGHT-AFTER AREA OF THORNHILL.

Situated on a quiet, no-through road, this charming residence benefits from additional access to the rear from Low Road, where a further parking area is available. The layout is thoughtfully designed to maximize space and functionality, making it ideal for modern family living.

The accommodation comprises a welcoming entrance hall, which leads to all the principal rooms on the ground floor. The generously sized living room features a characterful fireplace and opens out onto a long balcony, where you can enjoy far-reaching views. The separate dining room also has direct access to the balcony, making it perfect for entertaining. The well-appointed kitchen offers ample space for meal preparation and is connected to a large utility room for added convenience. Additionally, there is a separate WC and a versatile study/playroom, providing flexible living options.



A staircase leads down to the lower ground floor, where you'll find three spacious double bedrooms, each offering comfortable living space and storage. The main bedroom is complemented by a sizable en-suite bathroom, while bedrooms one and two have direct access to the rear patio, offering seamless indoor-outdoor living. The lower floor also features a large family bathroom and additional storage areas. There is an external door to the side, providing convenient access.

Outside, the front of the property offers ample gated off-road parking, ensuring security and ease of access. To the rear, the south-facing garden is a real highlight, with a well-maintained patio area and steps leading down to the garden's lower level, which connects directly to Low Road. This beautiful outdoor space provides plenty of room for relaxation and recreation, making it ideal for families who enjoy spending time outside.

This property truly represents an outstanding opportunity to own a spacious and versatile family home in the popular Thornhill area. With its desirable location, expansive living spaces, and no onward chain, this home is not to be missed.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: D

What3Words: happy.survey.abandons

Parking: On Drive, Double Garage

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas central heating

Situated on Coalfield/Mining Area: Yes

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

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

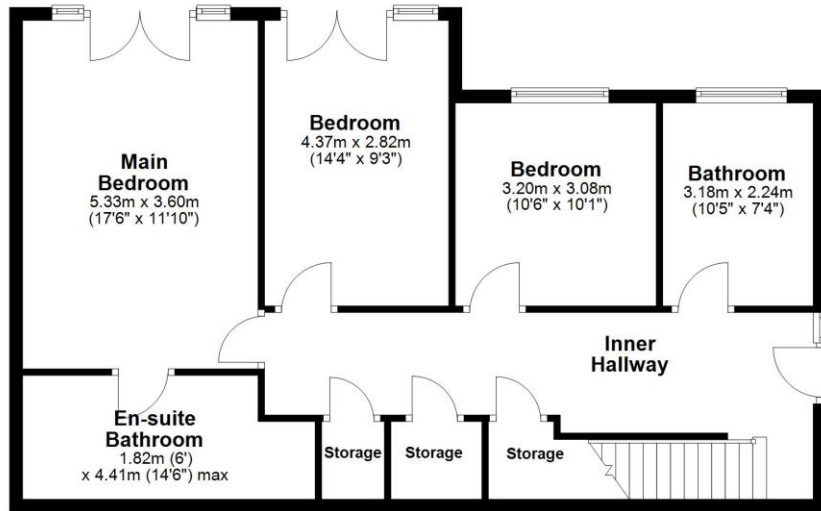
services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



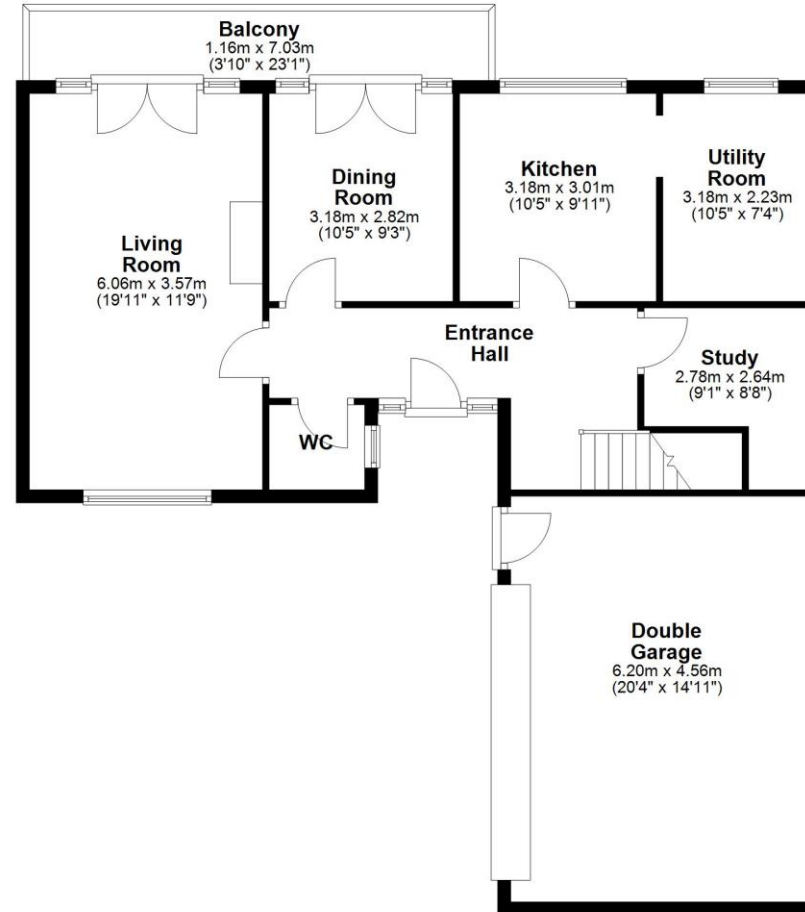
Lower Ground Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



Ground Floor

Approx. 97.9 sq. metres (1053.2 sq. feet)

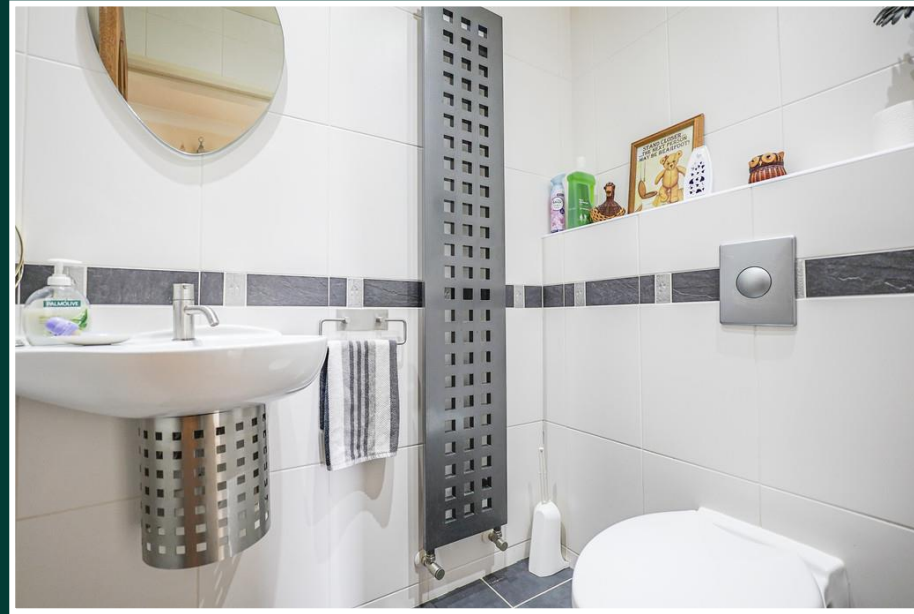


Total area: approx. 179.5 sq. metres (1931.8 sq. feet)





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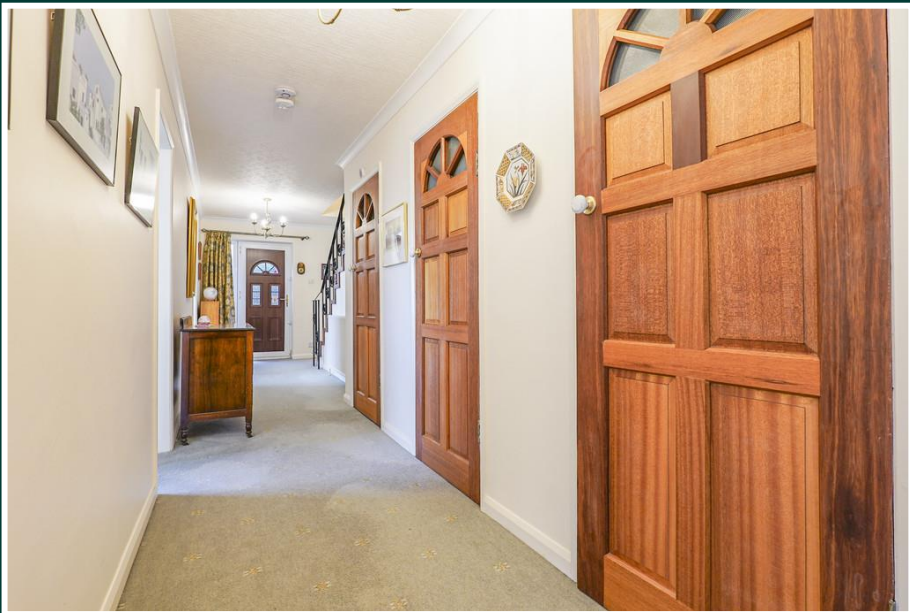


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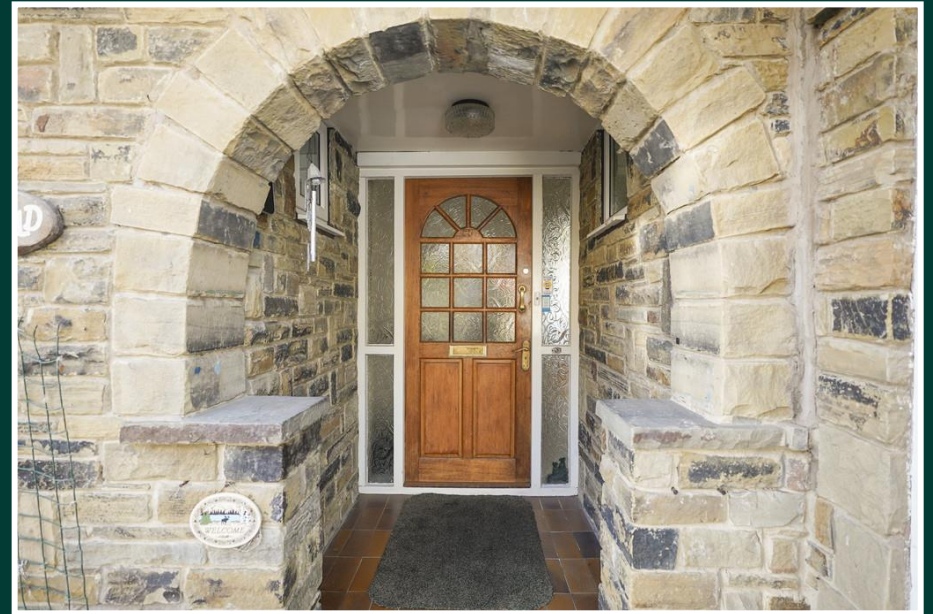


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