



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

Low Road
Thornhill Edge, West Yorkshire



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Offers Over £490,000

COMMANDING BREATH TAKING VIEWS IS THIS SPACIOUS FAMILY HOME WITH 5 DOUBLE BEDROOMS INCLUDING A GROUND FLOOR BEDROOM, PERFECT FOR A DEPENDANT RELATIVE OR HOME OFFICE. HAVING A PRIME ELEVATED POSITION AND OFFERING GENEROUS FAMILY LIVING SPACE, PRESENTED TO A HIGH STANDARD AND OFFERED WITH NO UPWARD VENDOR CHAIN.

The gardens are a landscaped delight bursting with colour throughout the seasons and the views can be enjoyed from the fabulous alfresco dining terrace. With modern integrated fitted kitchen, large lounge enjoying panoramic views, four bedrooms with fitted furniture, study, utility room, separate dining area and three bathrooms, this property is well worth an early inspection. EPC rating is 'C'.

ENTRANCE PORCH

9' 0" x 3' 8" (2.74m x 1.12m)

Entrance via a porch way with hardwood laminated glass framework into the entrance porch with reinforced glass and ceramic tiled flooring, internal lighting, further hardwood door with glazed panels to the side leading through to the hallway



HALLWAY

12' 7" x 9' 5" (3.84m x 2.87m)

One double radiator, three wall lights, open plan staircase leading off to the first floor with wood spindle staircase and bannister rail. Door leading to under stairs storage. The hallway is of good proportions and as previously mentioned with glazed panels to the side affords a good amount of natural light into this area.

KITCHEN

15' 0" x 10' 4" (4.57m x 3.15m)

Panel door leading into the kitchen which has laminate tiled flooring with a good sized of base units and high level cupboards in a light maple finish, splash back tiling around all work surfaces, melamine worktops. One and a half bowl resin sink with monobloc mixer tap above, integrated Bosch four ring ceramic hob with extractor hood including lighting above, integrated Bosch combination microwave oven and electric oven, integrated fridge and freezer. Wall mounted cupboards having glazed fronts with shelving and lighting within for display purposes. Under unit lighting, inset spotlighting to the ceiling. Further storage cupboard with melamine worktops incorporating a breakfast bar to one wall with some further wall mounted cupboards and spotlighting above the breakfast area. Double radiator and ample wall sockets with brushed stainless fittings and a t.v., aerial point. Double glazed window to the front elevation affording the superb views across the valley towards Emley Moor. Open archway leading off to the dining room.

DINING ROOM

13' 0" x 12' 7" (3.96m x 3.84m)

Set of hardwood double glazed french doors leading out to the front patio and viewing area, further glazed panels to the side, double radiator, coving to ceiling, t.v., aerial point.

REAR HALLWAY

Leading to the downstairs w.c., two sets of storage cupboards with hanging space suitable for coats, shoes, etc. Hardwood door with opaque glazed panels leading out to the rear garden, double radiator. Open archway to the utility room.

UTILITY ROOM

6' 2" x 6' 0" (1.88m x 1.83m)

Housing the Worcester Bosch central heating boiler, wall mounted storage cupboards in white with matching base units and melamine worktop incorporating a stainless steel sink and monobloc mixer tap. Washer and dryer included, laminate tiled flooring, double glazed window to the rear elevation.

DOWNSTAIRS W.C

5' 4" x 5' 9" (1.63m x 1.75m)

Low flush w.c., hand basin mounted on a vanity unit with cupboard below and mixer tap with splash back tiling, melamine shelving, double glazed opaque window to the side elevation, ceramic tiled flooring, radiator, inset spotlighting.

STUDY/BEDROOM 5

10' 5" x 9' 7" (3.18m x 2.92m)

Door off the hallway into the study but could be used as a fifth bedroom if required, double radiator, oak laminate flooring, coving to ceiling, central spotlight fitting with halogen down lighters, double glazed hardwood window to the rear elevation with views over the rear garden.

FIRST FLOOR LANDING

Open plan staircase leading to the first floor and landing, double glazed window to the rear elevation on the half landing, radiator.



SITTING ROOM

22' 4" x 15' 7" (6.81m x 4.75m)

Door off the landing into the living room of extremely generous proportions with a large double glazed picture window to the front elevation affording the views across the valley and beyond. Chimney breast incorporating a contemporary style built-in log effect gas fire with remote control and a further double glazed window to the rear elevation, two double radiators, inset spotlighting to the ceiling with dimmers, t.v., aerial point.

From the half landing there are steps leading up to the bedroom level.

BEDROOM 1

13' 0" x 10' 9" (3.96m x 3.28m)

Double radiator, fitted wardrobes to one wall incorporating hanging space and shelving within the wardrobe units, built-in chest of drawers, further bedside style cabinet, double glazed window to the front again affording the views across the valley towards Emley Moor, coving and spotlighting to the ceiling, t.v., aerial point. Door leading off to the en-suite.

ENSUITE SHOWER

8' 3" x 7' 2" (2.51m x 2.18m)

Fully enclosed tiled shower unit with plumbed in shower and glass and stainless door, hand basin built-in a vanity unit with a mixer tap incorporating cupboards below and storage for towels, etc, melamine shelving, low flush w.c., quality tiling around the splash back area incorporating an electric shaver point. In-built halogen lighting above the vanity unit, further lighting to the ceiling, radiator, vinyl flooring.

BEDROOM 2

Light oak laminate flooring, large double glazed window affording the views across the valley, radiator, fitted wardrobe units with drawers below and bedside cabinet and a further chest of drawers, coving and inset spotlighting to the ceiling, t.v., aerial point.

BEDROOM 3

10' 5" x 9' 8" (3.18m x 2.95m)

Double glazed window to the rear elevation with a nice outlook over the rear lawn, central heating radiator, t.v., aerial point, fitted wardrobes to one wall with a selection of hanging space and a chest of drawers, dressing table combined.

BEDROOM 4

11' 9" x 9' 4" (3.58m x 2.84m)

Double glazed window to the front elevation, double radiator, fitted wardrobes to one corner, further storage cupboard over the stairwell, radiator.

HOUSE BATHROOM

11' 10" x 8' 4" (3.61m x 2.54m)

Of a considerable size with quality tiling around and a walk-in shower with glazed screen and a plumbed in shower unit with a combination of a large period style shower head and a telephone style attachment, extractor fan to ceiling, stainless steel wall mounted heated towel rail. Low flush w.c., and hand basin with mixer tap built into a vanity unit with cupboards below and a melamine shelf top, electric shaver point, halogen spotlighting above the vanity unit, further spotlighting to the ceiling. Modern style bath with mixer tap, tiling around the bath area, double glazed opaque window to the rear elevation, vinyl floor covering, central heating radiator.

EXERIOR

Access to the property is by way of a tarmac driveway with flower borders to the front and stone walling. Lawned area to the side, evergreen hedging to both sides, stone steps leading up a flagstone patio leading out onto a decked viewing platform, external lighting to the front, integral double garage.

DOUBLE GARAGE

Integral double garage with electric door with power, light and water within.

REAR GARDEN

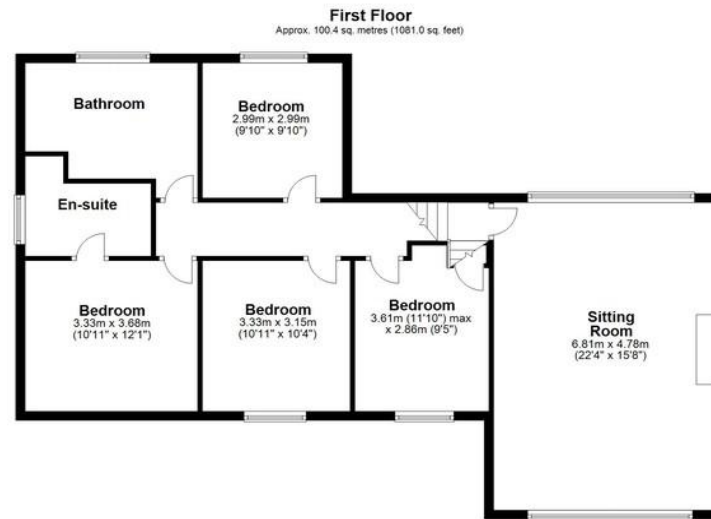
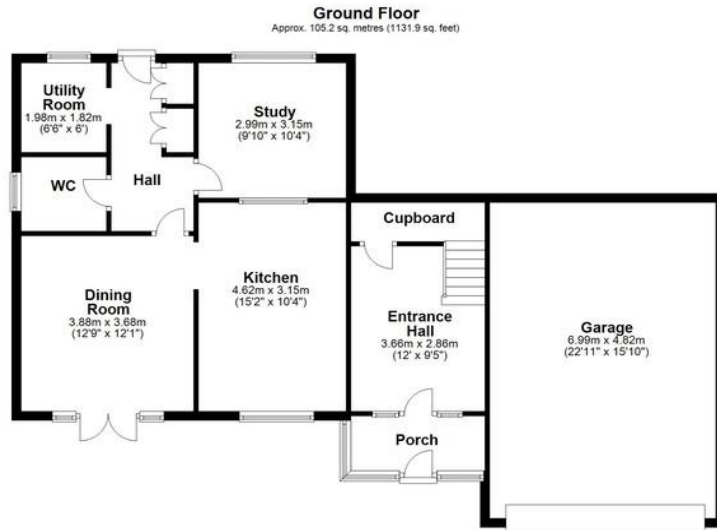
To the rear is a flagged footpath and flagged steps leading up to a raised patio, flower borders around with established shrubs, conifers, etc, leylandi hedging around, from the patio it leads to a lawned area with a rockery to the top interspersed with established plants, shrubs, etc, external lighting. Pathway leading around to the front.

WHAT3WORDS

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AGENT NOTES

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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Total area: approx. 205.6 sq. metres (2212.8 sq. feet)



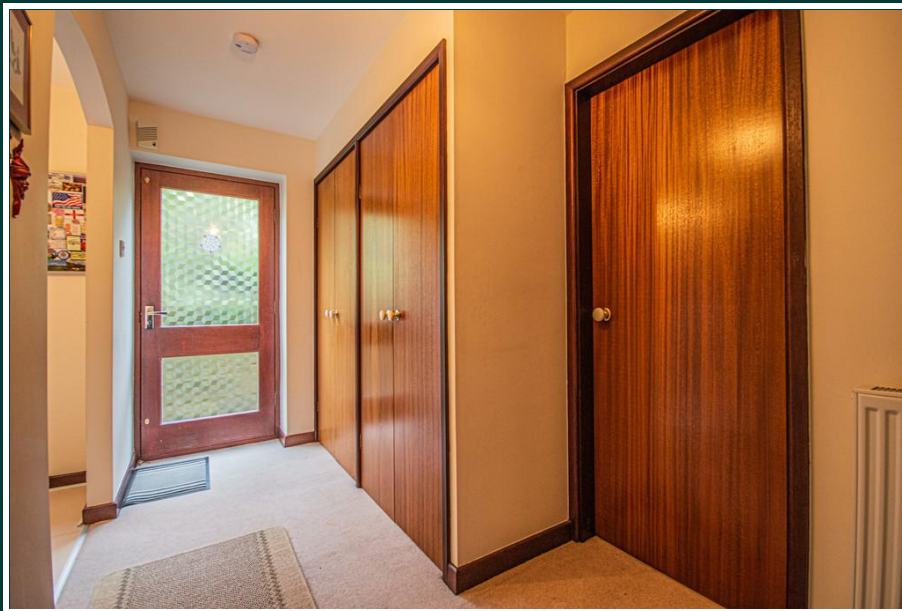


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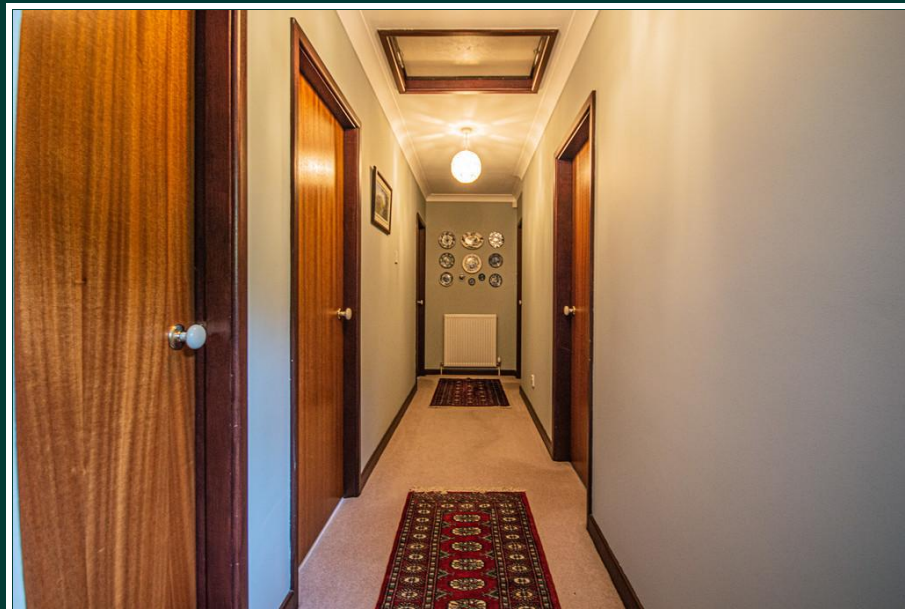
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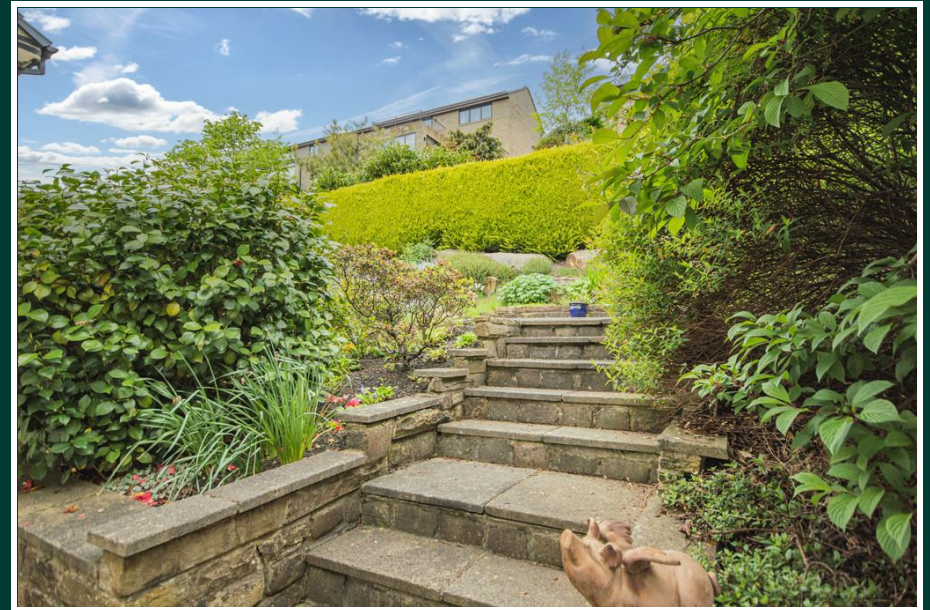


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