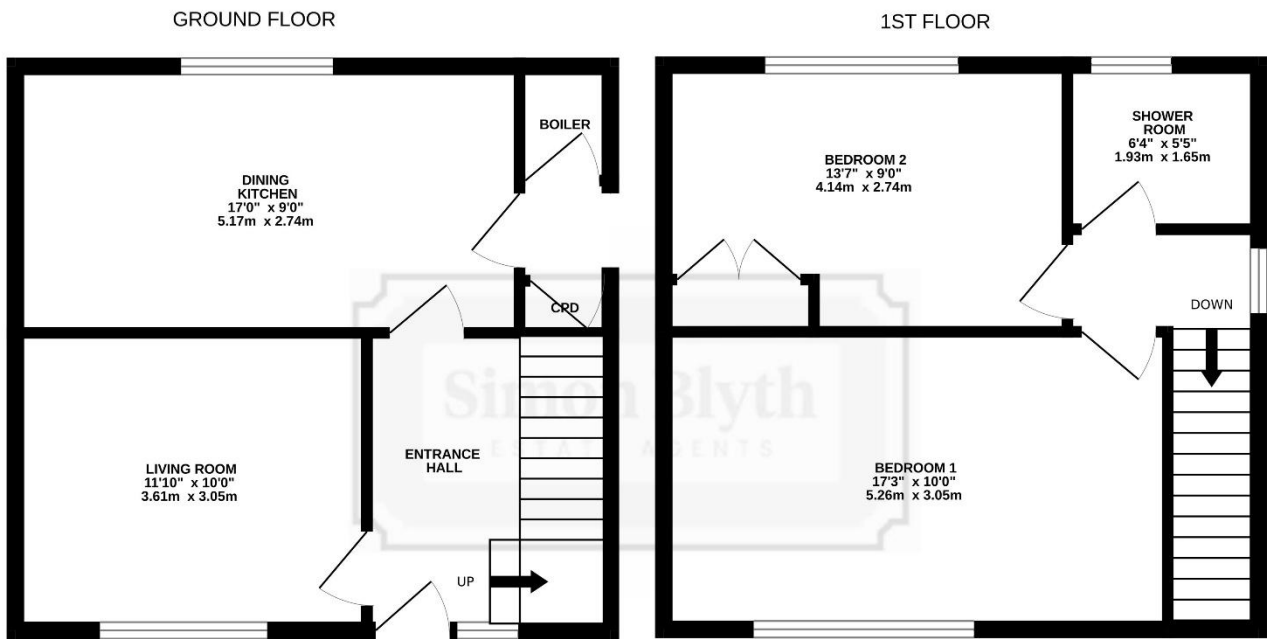




82 FOXROYD LANE, DEWSBURY, WF12 0BD



FOXROYD LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

OFFERED WITH NO ONWARD CHAIN IS THIS TWO DOUBLE BEDROOM, SEMI-DETACHED PROPERTY SITUATED ON THE POPULAR ADDRESS OF FOXROYD LANE. SITUATED IN THE SOUGHT AFTER VILLAGE OF THORNHILL, THE PROPERTY BOASTS PANORAMIC VIEWS ACROSS THE VALLEY TO BOTH THE FRONT AND REAR, TWO GENEROUS DOUBLE BEDROOMS, AND GARDENS TO THE FRONT AND REAR.

The property accommodation briefly comprises of entrance, lounge, spacious kitchen with pantry to the ground floor. To the first floor there are two double bedrooms and the house shower room. Externally there is a low maintenance gravelled garden to the front, to the side there are two useful externally accessed stores and to the rear is a further gravelled garden with fenced boundaries.

Offers Around £160,00

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed front door with obscure glazed inserts into the entrance hall. There is a bank of double-glazed windows to the front elevation and a kite winding staircase with wooden banister proceeds to the first floor. There is lino flooring, a ceiling light point, decorative coving and a radiator.



LOUNGE

Measurements – 11'10" x 10'0" (3.61m x 3.05m)

The lounge is a light and airy reception room which features a bank of double-glazed windows to the front elevation. There is decorative coving to the ceilings, a central ceiling light point, radiator and telephone point.



KITCHEN

Measurements – 17'0" x 9'0" (5.17m x 2.74m)

The kitchen features a wide range of fitted wall and base units with rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome taps. There is space and provisions for an electric cooker with tiling to the splash areas and canopy style cooker hood above. There is plumbing and provisions for an automatic washing machine and space for an under-counter fridge/freezer unit. The kitchen features two ceiling light points, a radiator and a bank of double-glazed windows to the rear elevation with views across the gardens and with far reaching views across the valley. The kitchen has a door proceeding to a pantry, which has fitted shelving and a double-glazed external door with obscure glass to the side elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance you reach the first-floor landing which features a bank of double-glazed windows to the side elevation. There is a loft hatch, ceiling light point and doors providing access to two well-proportioned double bedrooms and the house shower room.

BEDROOM ONE

Measurements – 17'3" x 10'0" (5.26m x 3.05m)

As the photography suggests, bedroom one is a generous proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a ceiling light point, a radiator and a bank of double-glazed windows to the front elevation which offers superb open aspect views across the valley.



BEDROOM TWO

Measurements – 13'7" x 9'0" (4.14m x 2.74m)

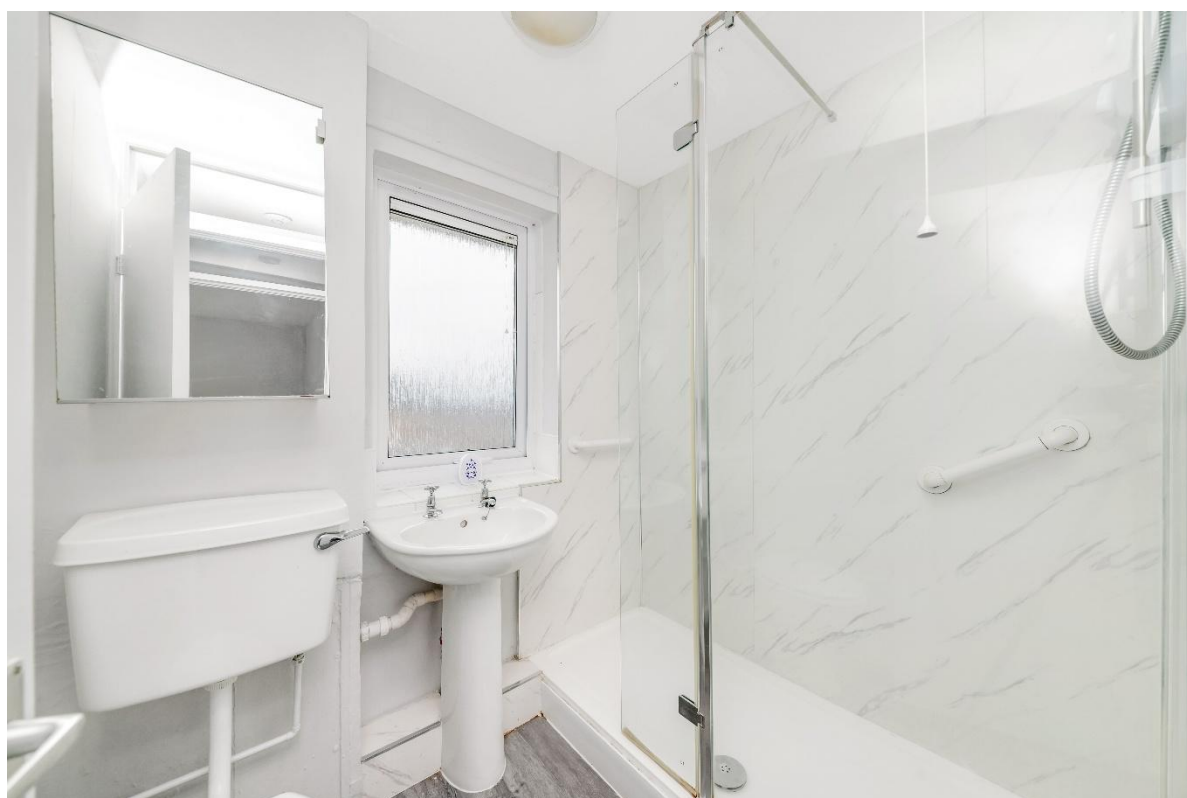
Bedroom two, again, can accommodate a double bed with ample space for free standing furniture. It features a bank of double-glazed windows to the rear elevation with breathtaking views across the valley, a ceiling light point, a radiator and a bank of fitted wardrobes with storage cupboards above.



SHOWER ROOM

Measurements – 6'4" x 5'5" (1.93m x 1.65m)

The shower room features a white three-piece suite which comprises of a low level W.C., a pedestal wash hand basin and a fixed frame shower cubicle with electric Mira Sport shower and marble effect panelling to the splash areas. There is a ceiling light point, a chrome ladder style radiator, a vanity cupboard and a double-glazed window with obscure glass and tiled sill to the rear elevation.



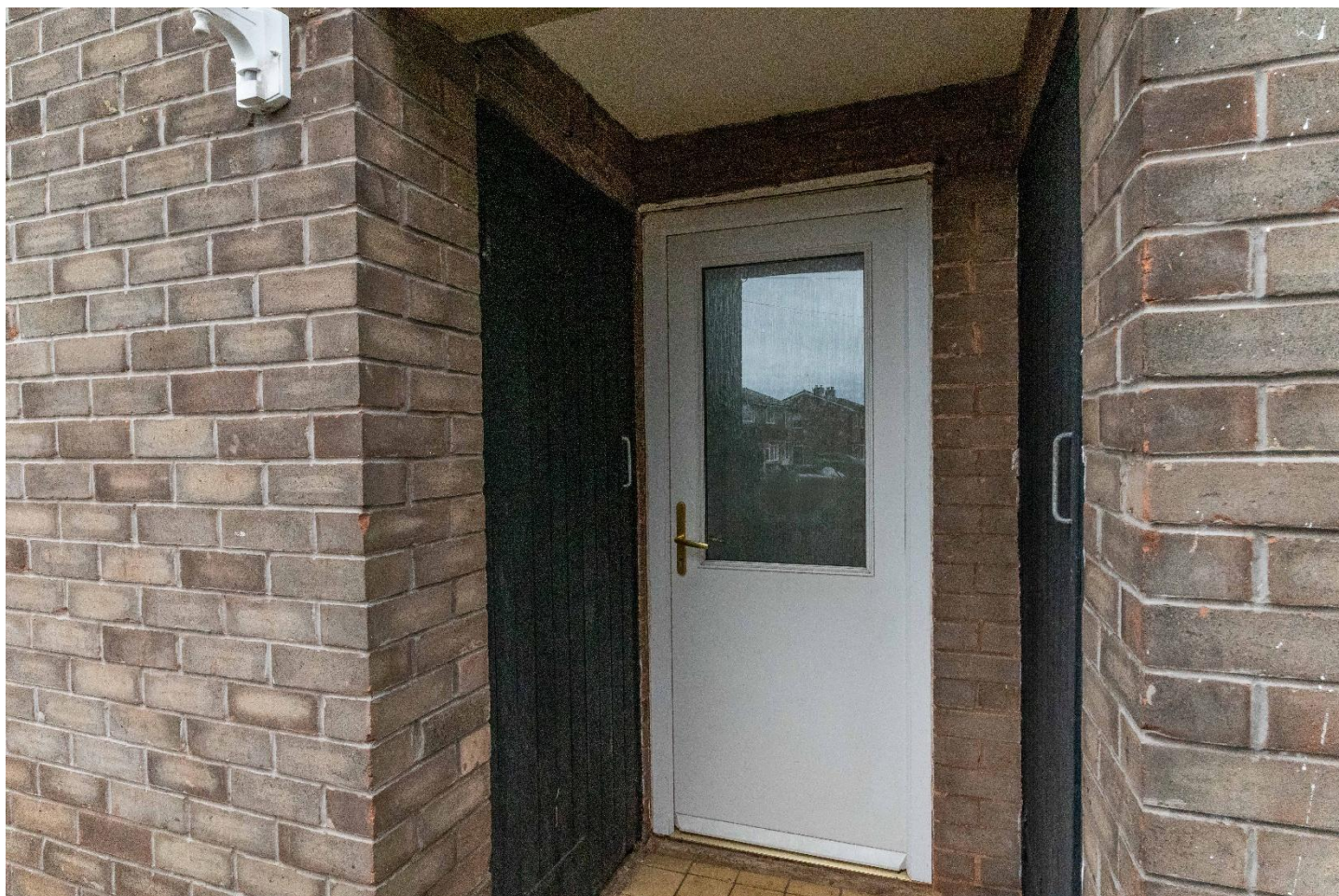
OUTSIDE

EXTERNAL FRONT

Externally to the front the property benefits from a low maintenance garden which is gravelled with a flagged pathway and part fence and part wall boundaries. The pathway then leads to a door canopy by the front door and proceeds down the side of the property to the rear garden. To the side of the property has an external light and two external stores, both of which have lighting and power in situ and one which houses the property's combination boiler.

EXTERNAL REAR

Externally to the rear the property, again, benefits from a low maintenance garden which is gravelled with a flower bed, fence boundaries and an external tap. The gardens enjoy superb open aspect views across the valley.







82 Foxroyd Lane, Dewsbury, WF12 0BD



PROPERTY VIEWING NOTES:

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PROPERTY VIEWING NOTES:

ADDITIONAL INFORMATION

EPC rating - B

Property tenure – Freehold

Local authority - Kirklees Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259