

# Park Rôw



**Thorn Avenue, Dewsbury, WF12 0DX**

**Offers Over £100,000**



\*\* NO UPWARD CHAIN \*\* IN NEED OF MODERNIZATION \*\* Situated in Dewsbury, this semi detached property briefly comprises: Hall, Lounge, Kitchen/Diner and Conservatory. To the First Floor are three bedrooms and Bathroom. On the Second Floor there is an Attic Room. Externally, the property has off street parking, front and rear gardens. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



## Ground Floor Accommodation-Entrance

UPVC door with top section having two double glazed frosted panels to the front elevation, leading into:

### Hallway

5'1" x 4'0" (1.55m x 1.24m )

Central heating radiator, wood effect tiled flooring and stairs leading to First Floor Accommodation with handrail. Door leading into:

### Lounge

14'0" x 12'5" (4.28m x 3.81m )



Coal effect living flame fire with granite effect hearth and decorative timber fire surround. UPVC double glazed window to the front elevation.



Central heating radiator, television and telephone points, door to under stairs storage cupboard and double sliding doors leading into:

## Kitchen/Diner

17'5" x 9'7" (5.33 x 2.94m)



Range of base and wall units. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate work surface with tiled splashback.



Integrated appliances include: stainless steel extractor fan. Electric cooker point and plumbing for washing machine. Tiled effect cushion flooring, central heating radiator and telephone point. 'ideal' central heating boiler.



Two uPVC double glazed windows to the rear elevation. UPVC door with top section having double glazed frosted panel leading through into:

#### **Conservatory**

9'6" x 9'3" (2.92m x 2.84m)



UPVC double glazed French doors to the side elevation. UPVC double glazed windows to the side and rear elevations. Poly carbonate roof, tile effect flooring and central heating radiator.

#### **First Floor Accommodation- Landing**



Balustrade and turned spindles. UPVC double glazed frosted window to the side elevation. Doors leading off.

#### **Bedroom One**

12'6" x 10'2" (3.82m x 3.12m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring. Stairs leading to the attic room with balustrade and turned spindles.

## Bedroom Two

10'2" x 8'10" (3.12m x 2.71m)



UPVC double glazed window to the rear elevation. Wood effect flooring and central heating radiator.



## Bedroom Three

9'7" x 6'10" (2.93m x 2.10m)



UPVC double glazed window to the front elevation. Wood effect flooring and central heating radiator.

## Bathroom

7'0" x 5'9" (2.14m x 1.77m)



Roll top claw footed bath with chrome mixer tap over incorporating chrome shower attachment. White low flush w.c. with chrome fittings and white wash hand basin with chrome mixer tap. The room is tiled to mid-height on all walls. UPVC double glazed frosted window to the rear elevation, chrome heated towel rail and wood effect tiled flooring.

## Second Floor Accommodation

## Attic Room

13'10" x 13'5" (4.22m x 4.11m)



Feature beams to ceiling, timber framed double glazed 'Velux' skylight window to the rear elevation and central heating radiator. Wood effect flooring and doors to eaves storage space.

## Exterior- Front



Decorative barked boarders herbaceously planted. Garden is laid to lawn. Timber pedestrian and vehicular access gates leading on to stoned driveway. Boundaries are defined by timber fence and timber posts. Further decorative stone pathway continuing along the side of the property leading to the:

## Rear



Flagged patio area stepping down to decorative barked pathway and further flagged patio area. The garden is predominantly laid to lawn. At the bottom of the garden there is a further flagged patio area and established trees. Boundaries are defined by timber fence and timber posts.



## Directions

Exit the M1 at junction 40 towards Wakefield/Dewsbury. At the round about take the 1st exit, follow Wakefield Road and turn right onto Broadway. Turn right onto Horbury Road and then turn right again onto Hostingley Lane. Turn left onto Frank Lane and continue on the road until Chapel Lane and turn left. Turn left again onto Castle Mount and continue onto Castle Crescent.

Turn right onto Thorn Ave and the property can be identified by our 'Park Row' for sale sign.

**Local Authority: Kirklees Council**

Tax Band: A

**Tenure: Freehold**

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

### CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

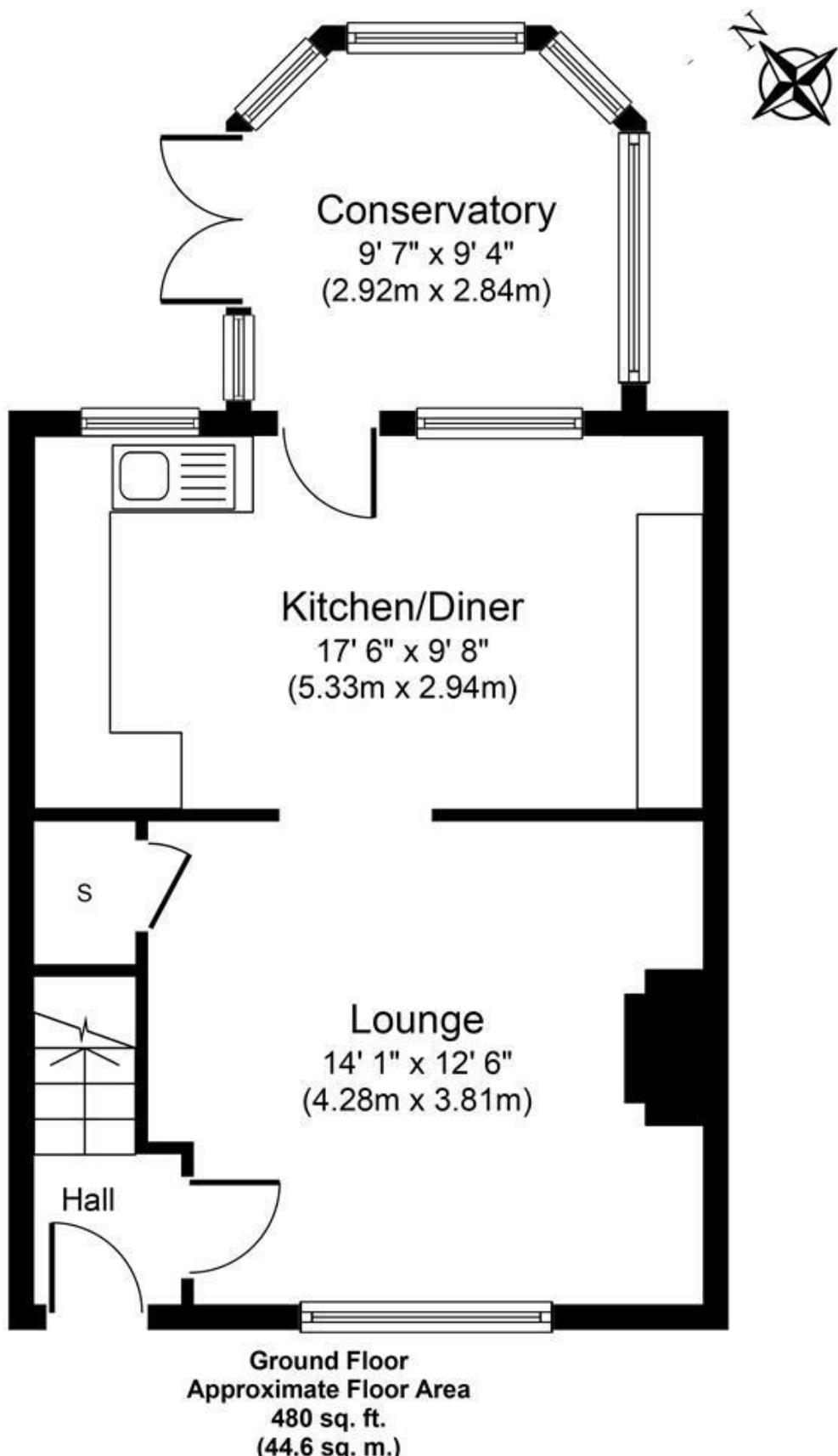
## TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

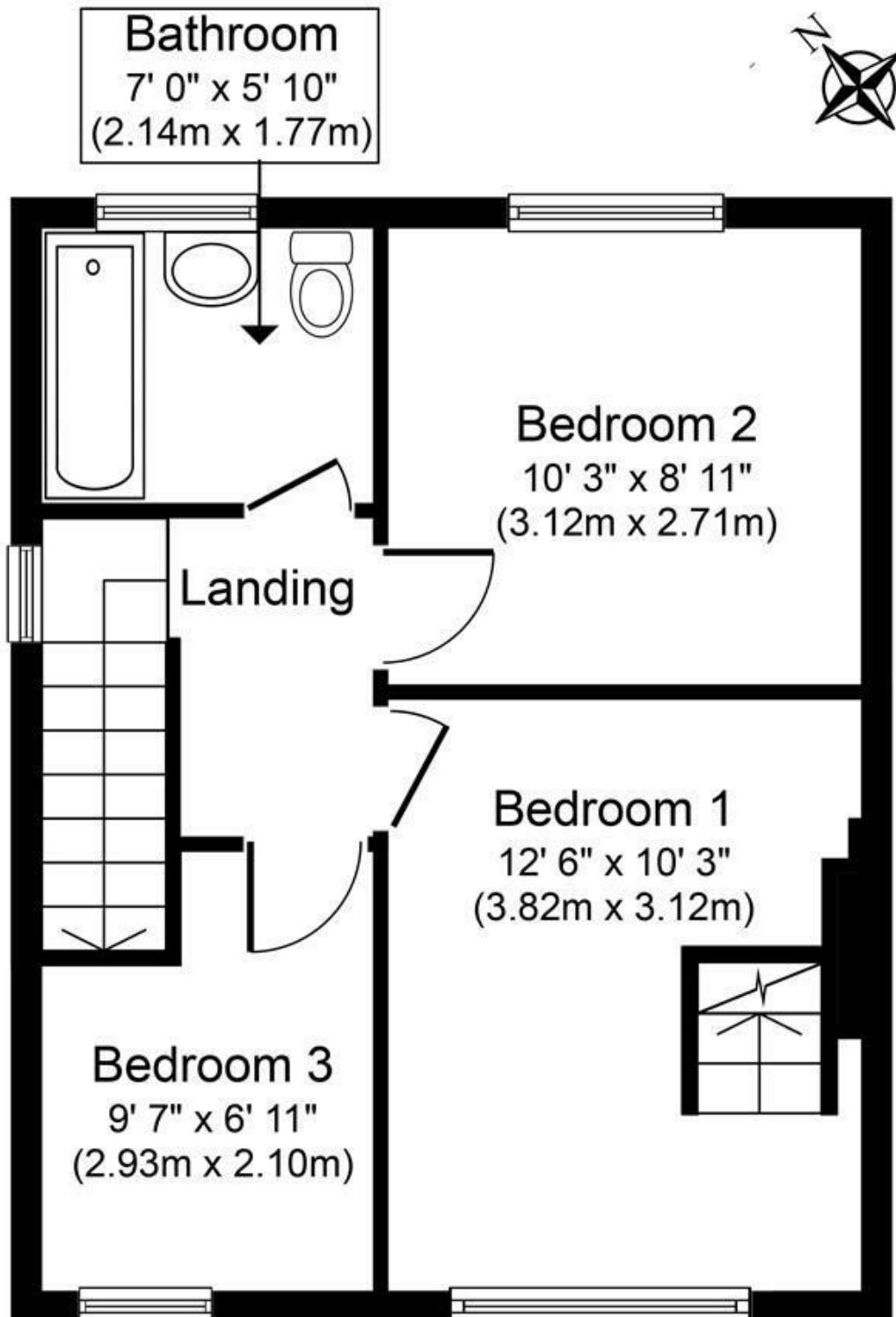
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

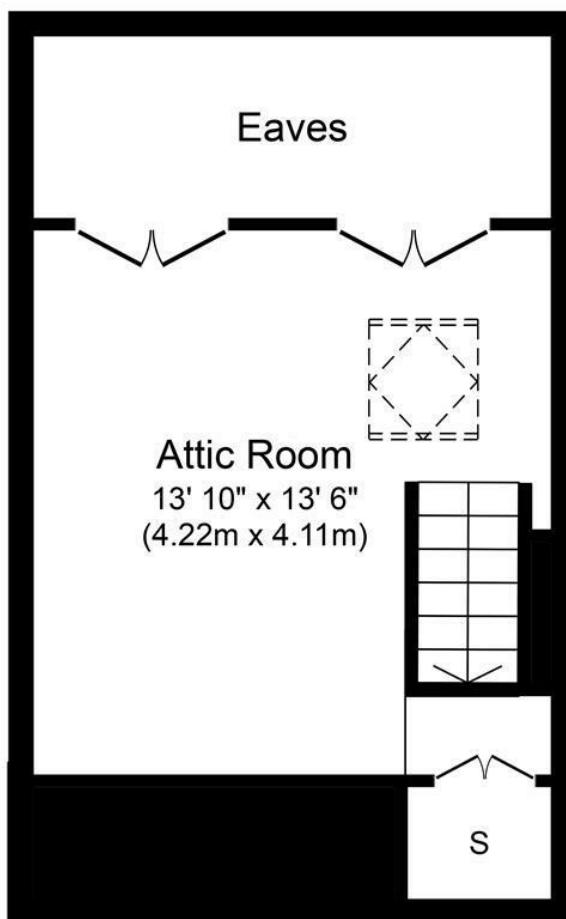
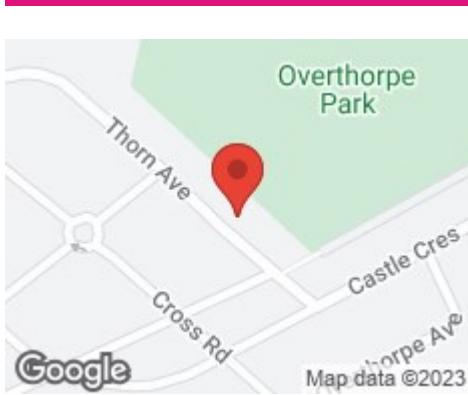
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**First Floor**  
**Approximate Floor Area**  
**389 sq. ft.**  
**(36.2 sq. m.)**

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**Second Floor**  
**Approximate Floor Area**  
**303 sq. ft.**  
**(28.2 sq. m.)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not very energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			