



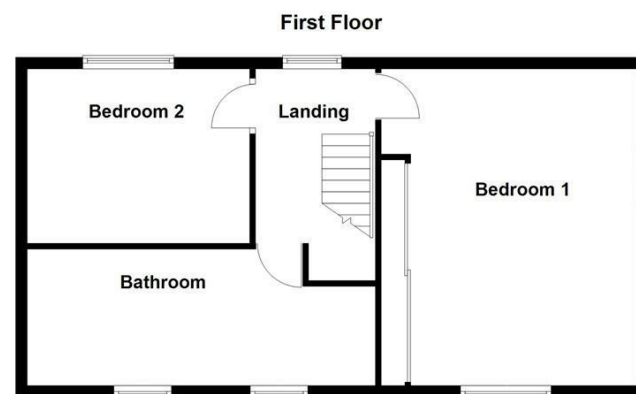
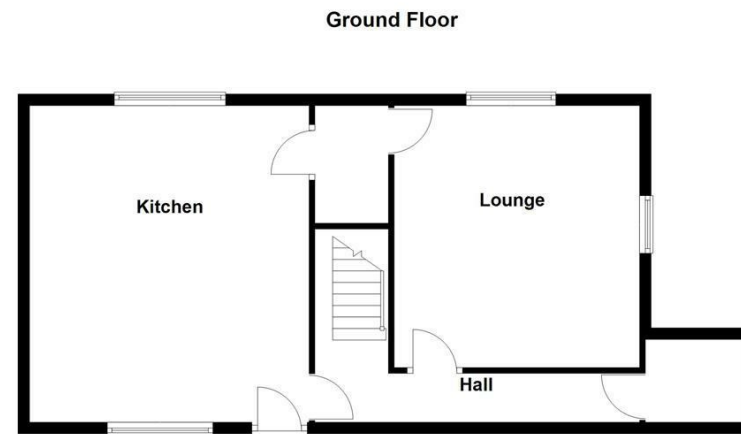
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## Combs Hall, 67 Combs Road, Dewsbury, WF12 0LB

For Sale Freehold £350,000

Nestled in the sought after area of Thornhill, this charming Grade II listed detached property, built in 1661, is full of character and original features. Occupying a generous plot, the home boasts ample driveway parking, brick outbuildings, and beautifully maintained wrap-around gardens.

The accommodation comprises a fitted kitchen, a spacious lounge, and a useful storage cellar. To the first floor, there are two well proportioned bedrooms and a spacious family bathroom, all enhanced by the property's original features.

Externally, the extensive gardens encircle the home, providing an excellent opportunity for outdoor living and further development, subject to the necessary planning consents.

Perfectly positioned for local shops, schools, and amenities, the property also enjoys outstanding views over Dewsbury, Ossett, and Wakefield. Its location offers convenient access to nearby towns including Wakefield and Huddersfield, making it both a peaceful retreat and a well-connected home.

This is a rare opportunity to acquire a unique property with immense scope to create a truly special residence. Early viewing is highly recommended.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

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## ACCOMMODATION

### KITCHEN

18'0" x 15'11" [5.50m x 4.86m]

Wooden front entrance door into the kitchen. Two single glazed, wood framed windows to the front and rear, original stone feature fireplace and chimney, stunning original features including exposed wooden beams. A range of wall and base units, 1 1/2 sink and drainer with mixer tap and built in drainer. Integrated oven, integrated microwave, space for a washing machine, integrated fridge/freezer. A door leads through to the hallway and another to an inner hall, which provides access down to the storage cellar.

### HALLWAY

Access to the lounge, a built in storage cupboard to the side and the original carved staircase to the first floor landing.

### LOUNGE

14'11" x 13'11" [4.55m x 4.26m]

Single glazed, wood framed windows to the front and side elevations, a central heating radiator, and a fireplace with a wooden surround. Original details include exposed ceiling beams.



### FIRST FLOOR LANDING

Access to a partially bordered loft, two bedrooms and a spacious family bathroom.

### BEDROOM ONE

18'0" x 14'7" [5.50m x 4.45m]

Single glazed, wood framed windows to the front and side elevations, a central heating radiator, and fitted wardrobes with sliding mirrored doors to one side.



### BEDROOM TWO

12'8" x 9'11" [3.87m x 3.03m]

Single glazed, wood framed window to the rear elevation, a central heating radiator, and fitted wardrobes to one side.



### BATHROOM

19'10" x 7'10" [6.05m x 2.4m]

Single glazed, wood framed windows to the front elevation, partially tiled walls, spotlights to the ceiling. A spacious five piece suite with a walk in double shower cubicle, wall mounted shower, panelled bath, wash basin, low flush W.C., and bidet.



## OUTSIDE

Externally, the property sits on an extensive plot with a former brewhouse outbuilding to the side elevation. This has potential to be extended, connected, or converted into an annex (subject to planning permissions). There is ample driveway parking to one side with gated entry, low maintenance lawns, and an original well feature in the middle. Additional features include a side lawn, outbuildings, and steps leading up to further rear lawns with seating areas and spacious wrap around gardens.



## COUNCIL TAX BAND

The council tax band for this property is C.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS OSSETT

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.