



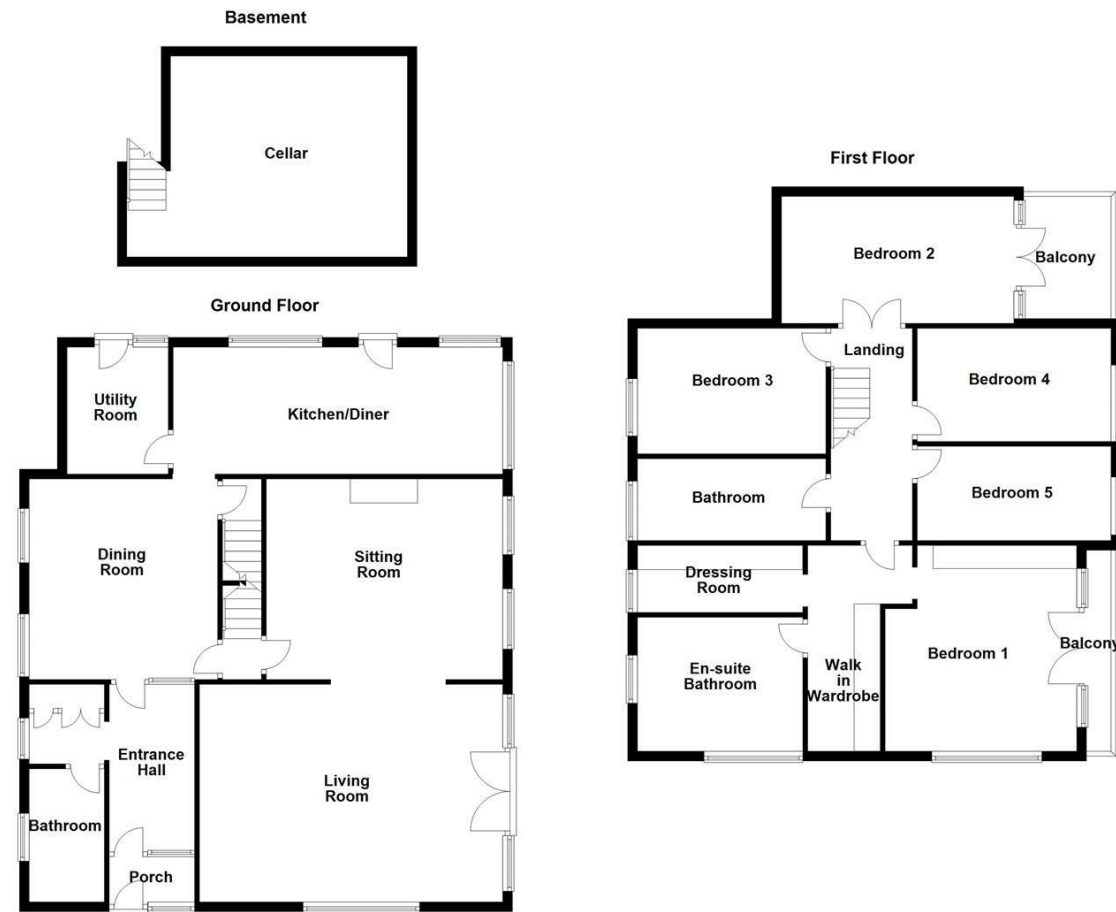
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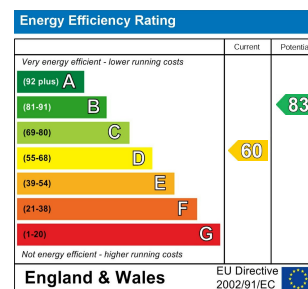
Jackson's Lane, Dewsbury, WF12 0LS

For Sale Freehold £595,000

The property fully comprises of porch, entrance hall, cloakroom, downstairs bathroom, dining room, kitchen/diner with integrated appliances and separate utility room, sitting room with archway into large living room with French doors to the timber decked balcony. To the first floor landing there are five bedrooms and a modern four piece suite house bathroom. Doorway from the landing, leads to the main suite, comprising of walk in wardrobe, dressing room, en suite bathroom and bedroom. The property also boasts a large cellar room to the lower ground floor. The property is accessed through a timber swing gate onto a large pebbled driveway providing ample off road parking for at least four vehicles, with paved seating area outside the front door and timber gates accessing the front and rear of the property. There is a timber decked patio area to the front, enjoying the panoramic views over the rocky garden with paved pathway, plants and trees with water feature pond within. To the side, there is a timber decked patio area, perfect for entertaining and dining purposes and an attractive lawned garden incorporating large brick built outhouse and paved pathway leading down the side of the property to the rear with stone wall making the garden completely enclosed to the rear.

The property is located in a prime position within Thornhill, enjoying a semi rural location but close to local amenities and schools located nearby. Main bus routes run to and from Huddersfield, Dewsbury and Wakefield. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Simply a fantastic home, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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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.

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ACCOMMODATION

PORCH

Door with two stained glass inserts with stained glass window to the side, coving to the ceiling, inset spotlight to the ceiling, fully tiled floor, solid wooden door with timber single glazed door to the side and timber single glazed sunlight above. Provides access into the entrance hall.

ENTRANCE HALL

11'4" x 5'10" [3.47m x 1.79m]

Coving to the ceiling, inset spotlights to the ceiling, central heating radiator and archway providing access into cloakroom. Solid wooden door with timber single glazed window to the side providing access into the dining room.

CLOAKROOM

Built in storage cupboard, wardrobe rails, central heating radiator and UPVC double glazed window to the rear aspect. Coving to the ceiling, inset spotlights to the ceiling and door providing access into downstairs bathroom.

BATHROOM/W.C.

9'7" x 5'1" [2.78m x 1.57m]

Three piece suite comprising freestanding roll top bath with claw feet, mixer tap and shower attachment, low flush w.c., large wash basin with chrome mixer tap built into vanity cupboards below. Old style radiator, UPVC double glazed frosted window to the rear aspect, one feature tiled wall, fully tiled floor and inset spotlights to the ceiling.

DINING ROOM

13'7" x 12'10" [4.16m x 3.92m]

Two UPVC double glazed windows overlooking the rear aspect, inset spotlights to the ceiling, central heating radiator and doors providing access into the inner hallway, staircase leading down to the additional cellar room and archway into the kitchen/diner.



KITCHEN/DINER

7'11" x 22'5" [2.42m x 6.84m]

Range of wall and base units with chrome handles, laminate work surface over and laminate upstanding above, 1.5 ceramic sink and drainer with swan neck chrome mixer tap, Range cooker with five ceramic hobs, ceramic griddle plate and black large cooker hood above. Integrated full size Bosch dishwasher, integrated fridge with separate freezer below, laminate flooring, central heating radiator, inset spotlights to the ceiling and UPVC double glazed windows to the side and front elevation enjoying the countryside panoramic views to the front. Door providing access into the utility room.

UTILITY

6'10" x 8'5" [2.10m x 2.58m]

Range of wall and base units with chrome handles, laminate work surface over and laminate upstanding above, ceramic sink and drainer with chrome swan neck mixer tap, integrated washing machine, inset spotlights to the ceiling, central heating radiator, laminate flooring and composite side entrance door with UPVC double glazed window overlooking the side aspect.

CELLAR

13'7" x 13'4" [4.01m x 4.08m]

Power and light within, Yorkshire stone flagged floor and original large stone curing table.

INNER HALLWAY

Staircase with handrail leading to the first floor landing, central heating radiator and door providing access into the sitting room.

SITTING ROOM

13'4" x 13'11" [4.08m x 4.26m]

Ceiling rose, two wall lights, two UPVC double glazed windows overlooking the panoramic views to the front, wood burning log burner inset onto a slate hearth with decorative brick interior within the chimney breast and solid wooden mantile above. Central heating radiator and feature archway providing access into the large living room.



LIVING ROOM

14'5" x 20'11" [4.41m x 6.39m]

UPVC double glazed windows overlooking the side aspect and set of UPVC double glazed French doors with windows on either side providing access onto an elevated timber decked patio area enjoying the South facing sunshine this property has to offer. Central heating radiator, two wall lights and inset spotlights to the ceiling.



FIRST FLOOR LANDING

Chrome handrail, chrome surround and glass balustrade. Loft access, central heating radiator and doors providing access to five bedrooms (with a set of double timber French doors to bedroom two) and the modern house bathroom.

BEDROOM TWO

8'8" x 15'9" [2.65m x 4.81m]

Coving to the ceiling, central heating radiator, fitted wardrobes and fitted drawers. Set of UPVC double glazed French doors onto an elevated balcony with glass balustrade enjoying the stunning panoramic views with UPVC double glazed windows on either side of the doors.



BEDROOM THREE

12'9" x 8'5" [3.91m x 2.58m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

10'7" x 7'8" [3.23m x 2.34m]

UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.

BEDROOM FIVE

10'4" x 6'3" [3.16m x 1.91m]

UPVC double glazed window overlooking the front elevation, central heating and laminate flooring.

BATHROOM/W.C.

12'8" x 5'8" [max] x 4'11" [min] [3.87m x 1.74m [max] x 1.51m [min]]

Four piece suite comprising freestanding roll top bath with claw feet, chrome mixer tap and chrome shower attachment, concealed low flush w.c., large wash basin with chrome mixer tap built into vanity cupboards below, curved corner shower cubicle with double glass doors, chrome handles, mixer shower with chrome rain shower head and shower attachment within. Modern radiator with chrome towel rail surrounding, fully tiled walls and fully tiled walls. UPVC double glazed frosted window to the rear elevation and inset spotlights to the ceiling.

WALK IN WARDROBE

13'1" x 6'11" [max] x 2'7" [min] [3.99m x 2.11m [max] x 0.79m [min]]

Loft access, fitted wardrobes to one wall, coving to the ceiling, inset spotlights to the ceiling, feature archway into the bedroom area and dressing room. Door providing access into six piece en suite bathroom.

DRESSING ROOM

11'4" x 5'2" [3.46m x 1.58m]

Range of fitted wardrobes to one wall, wash basin with two taps, UPVC double glazed window overlooking the rear elevation, coving to the ceiling, inset spotlights to the ceiling and central heating radiator.

EN SUITE BATHROOM/W.C.

11'4" x 9'1" [3.46m x 2.78m]

Six piece suite comprising enclosed curved corner shower cubicle with chrome handles, mixer shower with rain shower head and shower attachment within, bidet, concealed low flush w.c., freestanding roll top bath with flush mixer tap and freestanding shower attachment to the side, two wall mounted large ceramic wash basins [his and hers] with two chrome taps built into large vanity cupboards with chrome handles and vanity mirror above. Two UPVC double glazed frosted windows to the side and rear aspect, coving to the ceiling, modern style white radiator, inset spotlights, fully tiled floor and walls.



BEDROOM ONE

10'9" [min] x 13'1" [max] x 13'0" [3.28m [min] x 4.01m [max] x 3.98m]

Fitted wardrobes to one wall, coving to the ceiling, UPVC double glazed window overlooking the side elevation, central heating radiator and set of UPVC double glazed French doors leading out onto an elevated balcony overlooking the stunning panoramic views to the front with glass balustrade and UPVC double glazed windows on either side of the doors.

OUTSIDE

To the side aspect there is a large pebbled driveway providing off road parking for at least four vehicles, timber double swing gate providing access half way down the drive, outside power socket to the side of the front porch, a paved patio area incorporating brick built outhouse with timber door and timber gate accessing the rear garden. A small timber gate proves access into the front garden leading onto the elevated timber decked patio area and paved seating area with low maintenance slate edge overlooking a rockery style front garden with built in water feature pond with paved pathway leading all the way round incorporating mature plants, bushes and trees within. The paved pathway leads to the side to a second timber decked patio area, perfect for entertaining and dining purposes with steps and solid railway sleeper edges up to an attractive lawned garden with greenhouse and two brick built outhouses. Paved seating area in front of the outhouse and paved pathway leading down to the rear with rockery style garden and solid stone wall, making it completely enclosed. The paved pathway leads up to the timber gate accessing the side driveway.



PLEASE NOTE

Full planning permission granted for a triple garage. Application ref 2022/62/91081/E to Kirklees Metropolitan Council

COUNCIL TAX BAND

The council tax band for this property is G, subject to Kirklees Council.

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

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

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.