



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

Holly Lodge, High Street
Thornhill,



Holly Lodge, High Street Thornhill,

Offers In Region Of £525,000

OUR FULLY DETACHED 2-BEDROOM BUNGALOW IS SET AMONGST THE MOST BEAUTIFUL VIEWS, WITH A SCENIC GARDEN AND CONSERVATORY, THIS PROPERTY CAN EASILY BE ADAPTED TO EXTEND FOR A GROWING FAMILY. A HOME WHICH CATERS FOR ALL FAMILY NEEDS, IT INCLUDES AN INTEGRAL GARAGE, NEWLY LAID RESIN DRIVE OFFERS OFF ROAD PARKING AND AMPLE STORAGE SPACE IN THE BOARDED LOFT.

Upon entrance to Holly Lodge, you step into the hallway which leads you to all areas of the property. With light mocha coloured carpet, this space is ideal for leaving shoes, boots and coats after those long days at work. To the right, you are led into the kitchen which comprises of oak cupboards, tiled flooring and granite worktops. With integrated appliances including Bosch dishwasher, AEG oven with induction hob and fridge, this room is designed to a high standard. From here, you can access the garage through the fire door. Currently used to hold 1 car, washing machine and dryer for utility and further storage, this space can be modified for everyone's needs such as a gym or home office. Following on into the conservatory, you will immediately be blown away with the amazing views of the far-reaching scenery of the valley and the garden. With a fully insulated roof, neutral décor and tiled flooring, this room is perfect for hosting guests or admiring the scenery as the sun sets in front of your eyes.



From here, you can access the open plan sitting/dining room which is neutrally decorated and beams natural light throughout. Overlooking the rear garden, the dining room is the ideal space for a large dining table ready for those family and friend dinner parties. You can then retreat into the sitting room which consists of a gas fire with stone surround, built in shelving units and again, those spectacular views of the valley.

To the left side of the property, via the hallway, you have the house bathroom which consists of a 4-piece white suite. With a close coupled W.C, waterfall shower, large bathtub, wash basin and electric shaver point, the bathroom has many aspects which will appeal to the modern family. With tiled flooring and underfloor heating, this room gives an ambient feeling to relax in.

The double bedroom is set to the front of the property with neutral décor and ample storage space. The room includes fitted wardrobes and is perfect for including a dressing table or desk.

To the lower ground floor there is a further double bedroom with fitted wardrobes and beige tones throughout. This room is fitted with patio doors that lead out into the garden, providing the room with lots of natural light flowing throughout. A further space in the room is accessed via an archway. This is currently used as a home office but has potential to be adapted into a dressing room, nursery or for further storage. The bathroom on this level is a 3-piece suite consisting of a shower, floating wash basin and close coupled W.C.

With underfloor heating, the bathroom and bedroom on this floor is the perfect space for guests for overnight stays. The garden to the rear of the property is simply beautiful. Filled with fig, plum and apple trees, this space is very private and attracts the sun all day round. A further decked area includes a summerhouse, perfect for some shade after a day in the sun or, adapted into a playhouse for the children. A garden store can also be found to the exterior which leads underneath the property and is fitted with shelving units for extra storage.

LOCATION

Within easy reach of well regarded schooling, Queen Elizabeth Grammar School, Silcoates School and King James Academy are within the surrounding area with Wakefield and the M1 reached in 7 miles. Huddersfield is 8.5 miles and Dewsbury railway station is 4.5 miles from the property. High Street offers an escape from the hustle and bustle of busy town life, instantly producing an aura of calm appreciated as soon as you enter the boundaries but within a short drive, local town amenities are just at your finger tips.

WHAT3WORDS

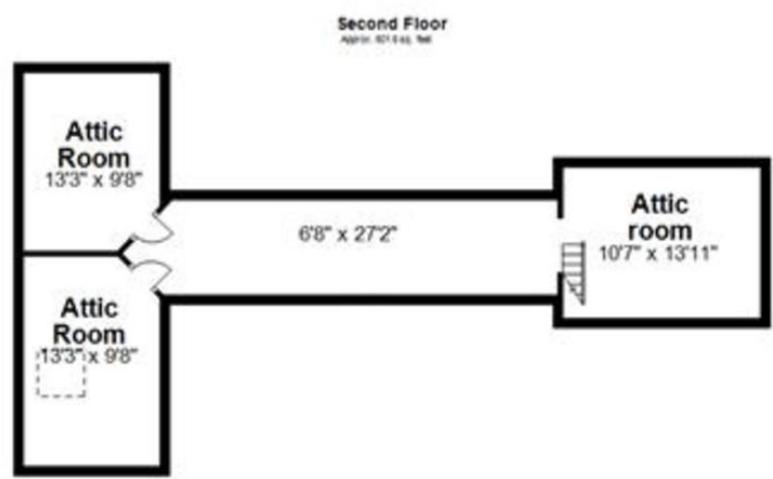
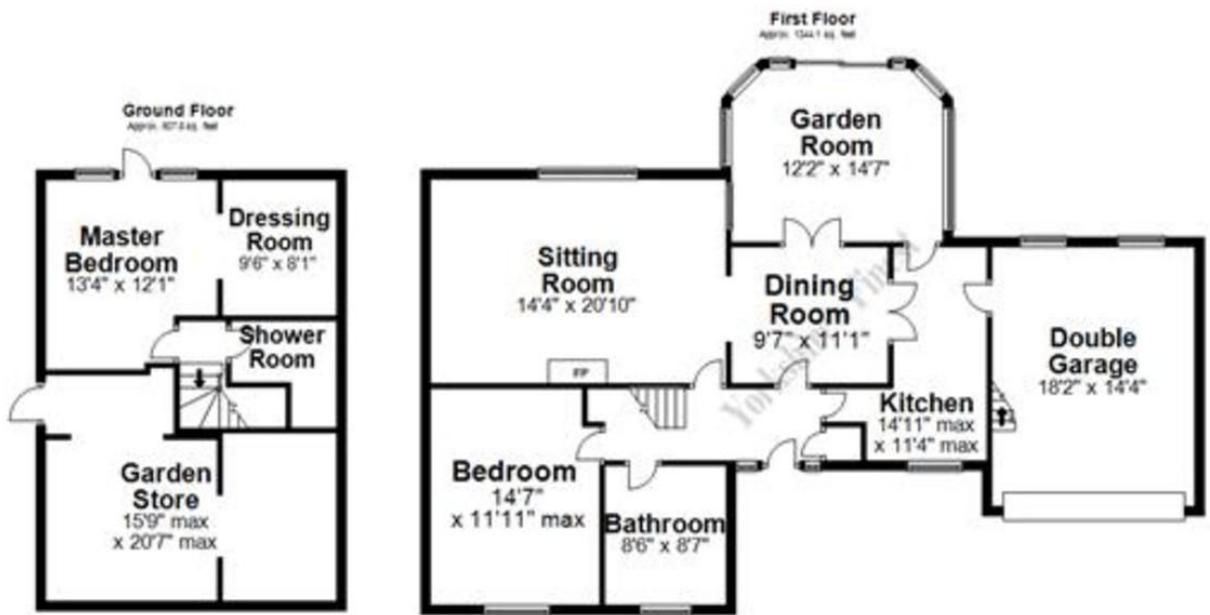
///tides.speeches.freshest

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Total area: approx. 2553.8 sq. feet

Sketch Plan for Guidance Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are given approximately and are approximate only. The layout is subject to change & interpretation given by the Seller. No Agent or DT Energy Assessor Plan produced using Part 36.

High Street, Thornhill



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: 01484 432773 Email: huddersfield@yorkshiresfinest.org www.yorkshiresfinest.org