



Frank Lane, Thornhill

Dewsbury, WF12 0JW

Guide Price:

£135,000

For Sale by "Online Auction" Guide Price £135,000. Buyers Fees Apply, Pre-auction Offers Considered.

A traditional brick built semi detached house occupying an elevated position in the heart of Thornhill village Twix Wakefield and Dewsbury, offering tremendous potential with original features and briefly comprising, entrance reception hallway with open staircase, living room with feature bay window and fireplace, formal dining room and kitchen. To the first floor, bathroom with free standing bath, separate low flush w/c, three bedrooms. Outside, garden area to the front, driveway to the side leads to attached small garage, to the rear, generous garden being mainly laid to lawn. In need of complete renovation yet offering tremendous potential and offered with No Chain. Conveniently located with easy access to the M1/M62 motorway network making Leeds and Sheffield commutable, Viewing Recommended.



Entrance Reception Hallway

With original-coloured leaded lights, feature open staircase.

Living Room 13'1" (4.00) x 12' (3.65) plus bay window.

With feature oak fire surround and hearth with tiled inset, feature bay window, coving to the ceiling.



Dining Room 13'1" x 12' (4m x 3.66m).

With original colour leaded lights built in storage cupboard, tiled fire surround with open grate.

Kitchen 9'8" x 7'8" (2.95m x 2.34m).

With a range of basic storage cupboards, sink unit, understairs storage.



Stairs Lead to First Floor Landing

With spindle balustrade.

Separate Low Flush WC

Bathroom

With wash hand basin, free standing bath, airing/cylinder cupboard, half tiling.

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Bedroom to Rear 13'2" x 12'5" (4.01m x 3.78m).

With feature fire surround and hearth, with original leaded lights, views overlooking the garden.

Bedroom to Front 7'3" x 6'6" (2.2m x 1.98m).

With original leaded lights.

Outside

Raised garden area to the front being mainly laid to lawn with privet hedging, driveway to the side leads to attached small garage providing excellent storage. To the rear, generous lawned garden being enclosed.



Disclaimer

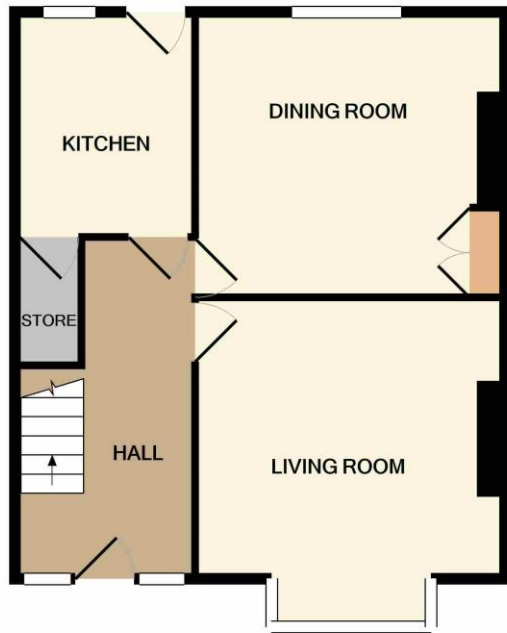
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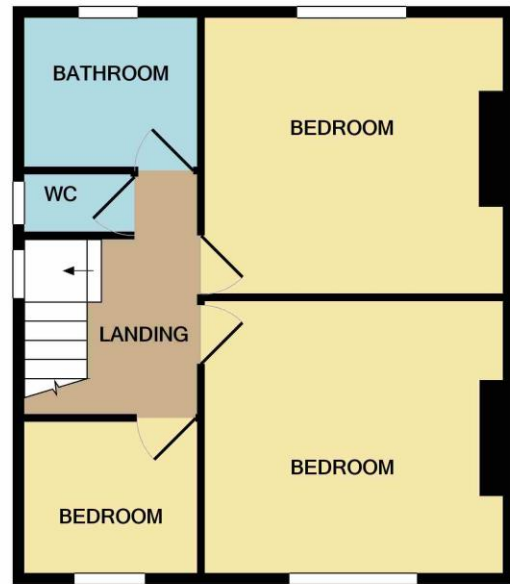
****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.





GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

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. 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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