



16 Daleside, Thornhill Edge,  
Dewsbury, West Yorkshire, WF12 0PJ

Asking Price:  
£625,000

Holroyd Miller have pleasure in offering for sale this well-presented detached family home occupying flexible accommodation over three levels. Having an enviable position with panoramic south facing views, only an internal inspection can fully reveal all the accommodation on offer which could easily accommodate a multi generation family with both gas fired central heating, selective air conditioning and PVCu double glazing. Comprising: entrance reception hallway with open staircase, lounge with bi-folding doors leading onto the sun terrace and making the most of the views with feature fireplace and log burner, stunning breakfast kitchen superbly appointed with a range of shaker style two toned wall and base units with contrasting quartz worktops extending to breakfast bar with integrated appliances, opening to dining/breakfast room; again having bi-folding doors leading onto the sun terrace adjacent. Utility room off the kitchen. To the lower ground floor is a large basement storage room, home office, family room with patio doors leading onto the rear garden, master bedroom with fitted wardrobes and en-suite shower room, opening to sitting area making most of the views with full height windows. To the first floor four bedrooms, two having fitted wardrobes and house bathroom furnished with modern white suite. Outside, double width driveway provides ample off-street parking and leads to integral double garage. Pathway to the side leads to split-level garden area with extensive decking and patio area and further lawned garden with private seating area. A truly enviable family home located betwixt Wakefield and Dewsbury with easy access to the motorway network for those travelling to either Leeds or Sheffield, yet at the same time offering country living with its numerous walks and cycle paths and stunning countryside views. Viewing Essential.

### **Ground Floor Entrance Reception Hallway**

With composite double glazed entrance door, double glazed window, open staircase, single panel radiator.

### **Cloakroom**

Having pedestal wash basin, low flush w.c., tiling, double panel radiator.

### **Lounge** 17'9" x 14'10" (5.4m x 4.52m).

Having double glazed window to the front and double glazed bi-folding doors leading onto the sun terrace, feature stone fireplace with log-burner and slate hearth, oak flooring, air conditioning unit, coving to the ceiling, central heating radiator. A light and airy room.

### **Kitchen Breakfast Room** 11'11" x 22'4" (3.63m x 6.8m).

Superbly appointed with a matching range of mix or cream and grey shaker style units with contrasting quartz worktop areas extending to breakfast bar, built-in induction hob with extractor hood, double oven, integrated dishwasher, space for fridge freezer, wine cooler, downlighting to the ceiling, central heating radiator, Opening to..

### **Dining Area** 18'3" x 6'11" (5.56m x 2.1m).

With double glazed window and bi-folding doors making the most of the panoramic views with oak flooring opening to the sun-terrace, air conditioning unit.

### **Utility Room** 10' x 5'6" (3.05m x 1.68m).

Fitted with a matching range of shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine and space for dryer, double glazed rear entrance door, single panel radiator.

### **Stairs Leads to Lower Ground Floor Hallway**

With access from half landing to basement storage room.

### **Basement Storage Room** 15' x 13'5" (4.57m x 4.1m).

Full height room below the garage with sound proofed walls, lighting, and central heating radiators. Offering extensive storage with fitted cupboards and potential for a variety of alternative uses.

### **Home Office** 11'7" (3.52) plus recess x 5'9" (1.76).

Situated to the side of the property with double glazed window, central heating radiator.

### **Family Room** 11'7" x 14'10" (3.53m x 4.52m).

Situated to the rear with sliding double glazed patio doors leading onto the rear garden making the most of the stunning views, feature fire surround with tiled inset and hearth with flame effect fitted gas fire, single panel radiator.

### **Master Bedroom** 16'6" (5.02) to w/robe fronts x 11'11" (3.62).

Having walk-in wardrobes to one side and matching full wall fitted wardrobes opposite, downlighting to the ceiling, radiator, opening to..

### **Sitting Area** 19'9" x 6'3" (6.02m x 1.9m).

With fitted dressing table, air conditioning unit, full height double glazed windows and door leading onto the decking, again making most of the stunning views making this a lovely seating area off the bedroom.

### **En-Suite Bathroom**

With "Roca" suite with inset bath, pedestal wash basin, low flush w.c., walk-in shower which is fully tiled, vanity mirror, chrome heated towel rail.

### **First Floor Landing**

With built-in double airing cupboard, single panel radiator.

### **Bedroom 4 To Front** 11'8" x 7'9" (3.56m x 2.36m).

With feature double glazed bay window with built-in cupboard/wardrobe, single panel radiator.

### **Bedroom 2 To Rear** 9'9" (2.96) x 14'10" (4.53) maximum.

With double glazed window making the most of the views, fitted wardrobes, air conditioning unit, single panel radiator.

### **House Bathroom**

Furnished with modern white suite comprising; pedestal wash basin, low flush w.c., panelled bath with shower over, tiled walls, shower screen, chrome heated towel rail, double glazed window.

**Bedroom 5 To Rear** 9'7" x 11' (2.92m x 3.35m).

With double glazed window with open views, double panel radiator.

**Bedroom 3 to Rear** 11'11" x 12'4" (3.63m x 3.76m).

With double glazed window making the most of the views, single panel radiator.

**Outside**

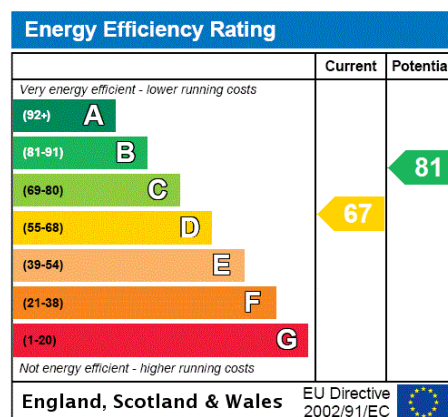
Double width driveway to the front provides off-street parking. Access to integral double garage (4.68m x 5.31m) with central heating boiler, automated door, power, and light laid on and electric car charging point. Open plan lawned garden to the front with mature trees and shrubs. Pathway to the side leads to rear split-level garden with extensive decking area with steps leading down to a lower lawned garden area retaining a high degree of privacy with paved seating area making most of the views.

**Note Of Interest**

In accordance with the Estate Agency Act we are obliged to declare the property is being sold on behalf of a Partner of Holroyd Miller.

Council Tax Band: F

Tenure: Freehold





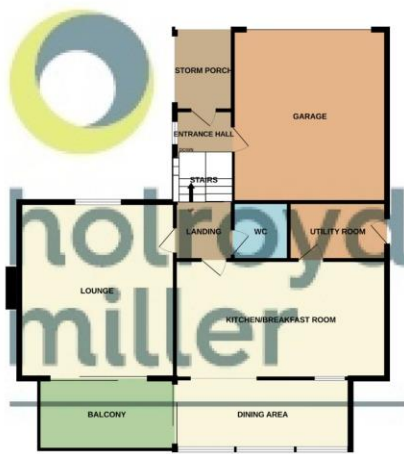




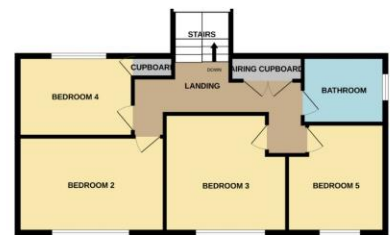
LOWER GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



GROUND FLOOR  
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 3010 sq.ft. (279.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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