

150 Edge Road,  
Thornhill WF12 0QF

OFFERS AROUND  
£550,000



COMMANDING FANTASTIC PANORAMIC VIEWS AND HAVING THE PERFECT BLEND OF CHARM AND MODERN LIVING IS THIS RECENTLY REFURBISHED TWO BEDROOM DETACHED PROPERTY SAT ON A GENEROUS SIZE PLOT WITH WELL MAINTAINED GARDENS, DRIVEWAY AND PLANNING PERMISSION FOR A TWO STOREY SIDE EXTENSION AND EXTRA PARKING.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 6'4" max x 2'9" max**

You enter the property through a part glazed upvc door into this welcoming entrance porch. There is practical tile flooring underfoot and the room offers space to remove and store outdoor coats and shoes. A door opens to the kitchen.

### **LIVING ROOM 18'4" max x 15'10" max**

This impressive living room can comfortably house a range of freestanding furniture and has a charming inset brick fireplace with timber mantle and stone hearth housing an electric flame stove which creates a wonderful focal point. The room has dual aspect windows with timbers above allowing natural light to flood in and provide views of the garden and stunning far reaching countryside beyond. An understairs cupboard houses the boiler, provides storage and gives access to the cellar. Doors lead to the kitchen, study / garden room and the inner hall.



### **KITCHEN 13'10" max x 9'5" max**

Offering fabulous countryside views, the kitchen is fitted with a range of timber effect wall and base units with contrasting work surfaces and a stainless steel sink and drainer with a mixer tap over. Integrated appliances include a four ring electric hob with extractor fan over and an electric oven. There is plumbing for a washing machine, space for a tumble dryer and for a freestanding fridge freezer. There are spotlights to the ceiling, vinyl flooring underfoot and doors lead through to the entrance vestibule and living room.



### **STUDY / GARDEN ROOM 7'7" apx x 6'1" apx**

Currently used as a study, this room is the perfect addition to link the house and garden. With space for freestanding furniture, glazing to three sides and patio doors which open to the garden, this is a fantastic place to sit and appreciate the wonderful far reaching views. A door leads into the living room.



### **INNER HALL**

This spacious inner hall has space for freestanding furniture and parquet style flooring underfoot. Doors open to the living room, ground floor W.C and a carpeted staircase with a timber balustrade ascends to the first floor landing.



### **GROUND FLOOR W.C 7'0" apx x 6'5" apx**

This boutique style, ground floor W.C is handily placed off the inner hallway and boasts an exposed brick and stone wall, an oval porcelain sink with mixer tap sat upon a timber unit and a low level W.C. The room is partially tiled with attractive tile underfoot and has a side obscure window.



### **FIRST FLOOR LANDING**

Stairs ascend from the inner hall to the first floor landing which has a side facing window within a feature exposed stone casing with timber shelving. Doors open to two double bedrooms, the family bathroom and a staircase ascends to an attic room.



**BEDROOM ONE 12'4" max x 12'0" max to fitted wardrobes**

The beautifully presented, principal double bedroom has a bank of fitted wardrobes alongside space for freestanding bedroom furniture. There are dual aspect windows which probably enjoy the best views of the garden and countryside beyond and a door leads to the landing.



**BEDROOM TWO 13'6" max x 10'0" max**

This good sized second double bedroom has a beautiful exposed stone wall, a window with fantastic country side views and plenty of space for a selection of freestanding bedroom furniture. A door opens to the landing



**BATHROOM 11'8" max x 9'8" max**

Oozing style and being a generous size, this contemporary bathroom comprises of a freestanding bath with a standing mixer tap, a double walk in waterfall shower with glass screen, a porcelain hand wash basin sat on a floating vanity unit and a low level W.C. The room is partially tiled with complimentary tile flooring underfoot, has a side obscure window, exposed stone feature wall and a door leads to the landing.



### **ATTIC ROOM 16'8" x 8'10" to inner beams**

A staircase ascends to this great size attic room which is currently used for storage.

### **REAR GARDEN**

Adjoining the property is a wraparound patio ideal for outdoor dining and entertaining whilst enjoying the fantastic panoramic countryside views. The garden has an extensive well maintained lawn with pretty flower bed borders and a good size pebbled area to the side of the property.



### **EXTERNAL FRONT AND DRIVEWAY**

Situated on a peaceful side road with an off road parking space, a driveway provides parking for one vehicle and boasts an EV charging point. There is a timber garage, a large paved area and space for an outbuilding. Steps descend to the entrance vestibule and a pathway leads to the rear garden.



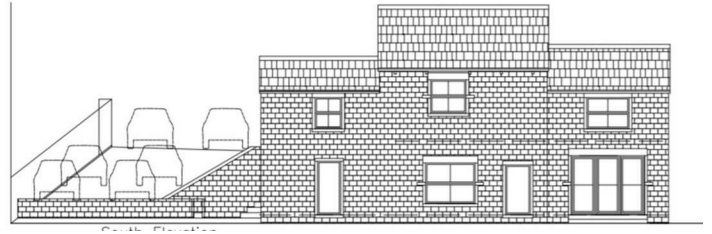
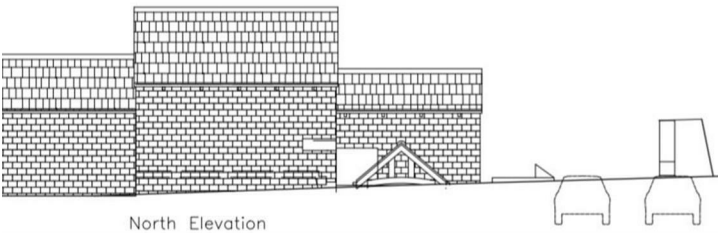
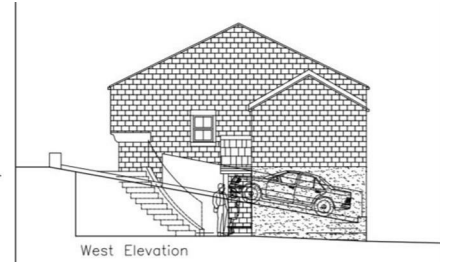
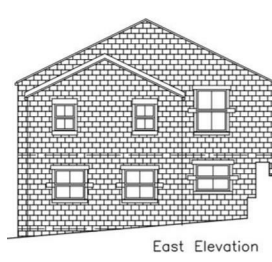
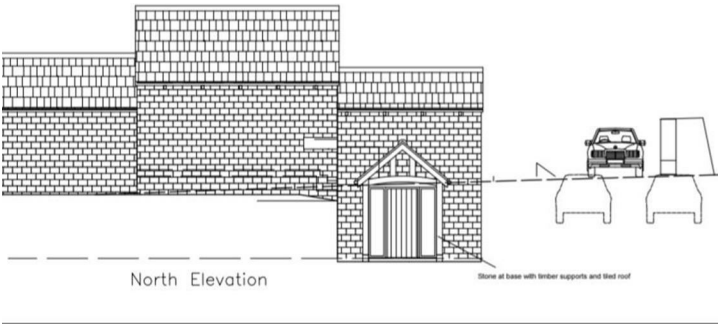
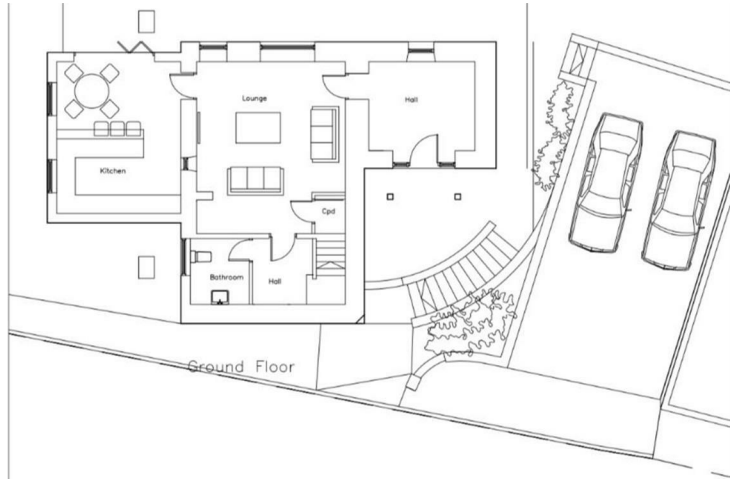
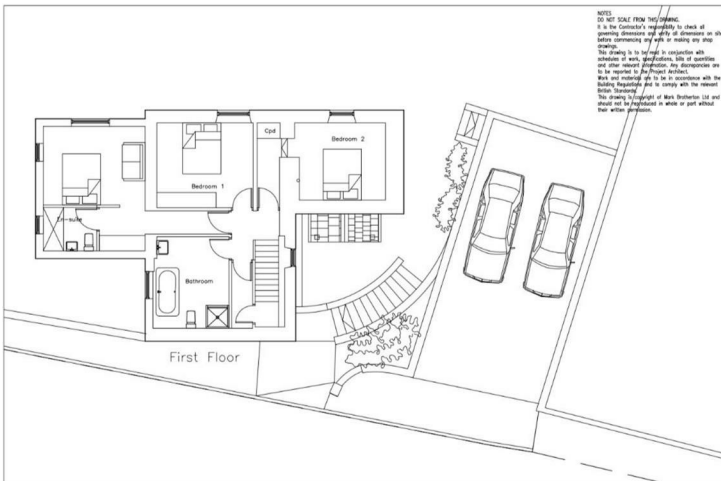


**DRONE / VIEW**



# PLANNING PERMISSION

The property has planning permission granted on 06/12/23 (commencement required within three years of decision) for a two storey side extension and for extra parking spaces - Please see the Kirklees Planning Portal for more details - 2023/62/92544/E



## **\*MATERIAL INFORMATION**

### TENURE:

Freehold

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

Garage / Driveway / Electric car charging point

### DISPUTES:

There have not been any neighbour disputes

### BUILDING SAFETY:

There are no known structural defects to the property

### PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

Planning permission granted - Please see the Kirklees Planning Portal for more details - 2023/62/92544/E

### UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx mbps

### ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

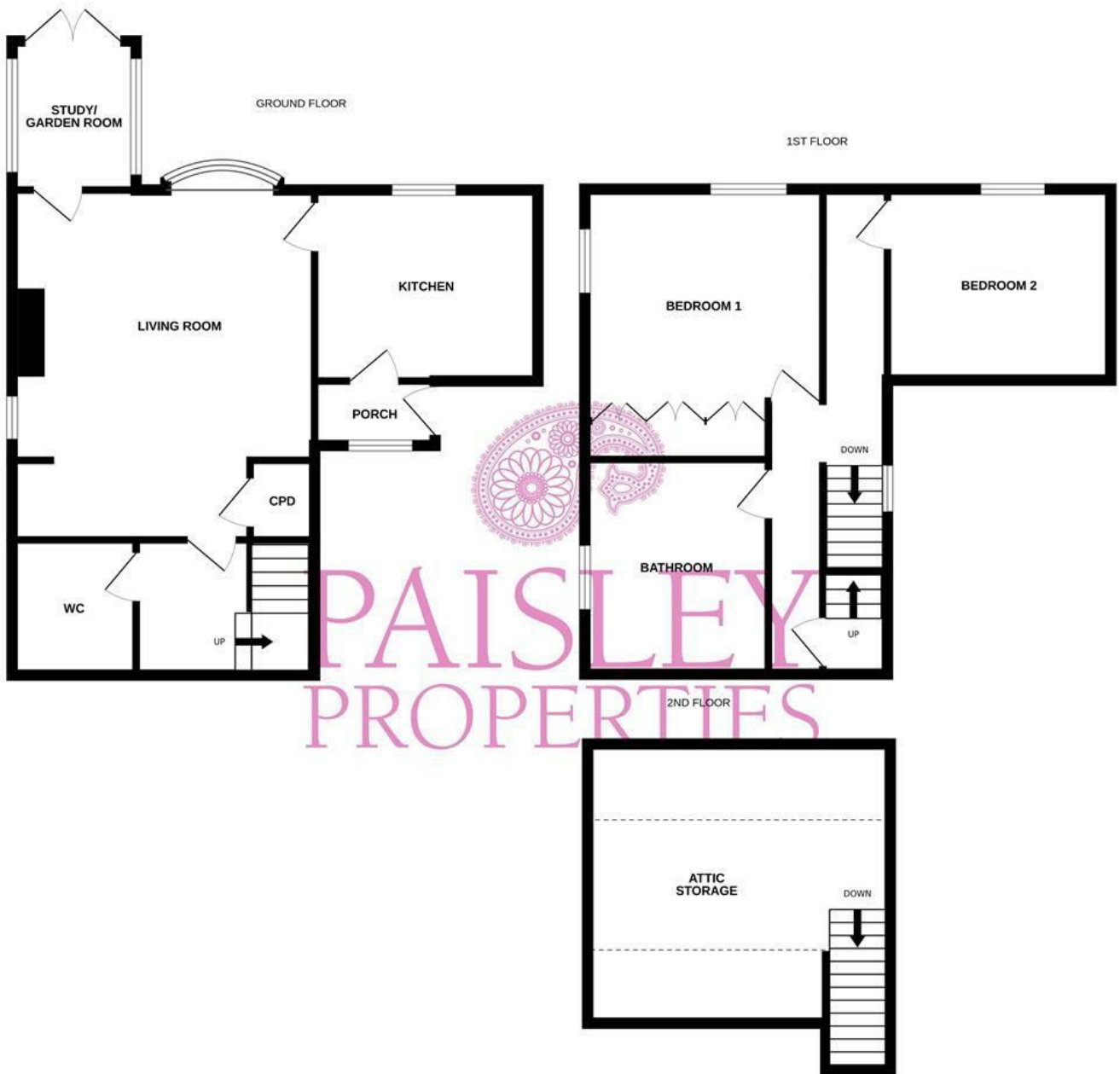
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

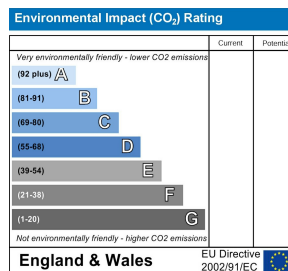
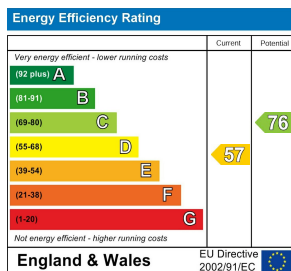
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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