



**Frank Lane
Dewsbury
West Yorkshire
WF12 0JN**

Offers in Excess of £339,000

bettermove

Frank Lane

Dewsbury

Bettermove are proud to present this charming four bedroom detached house in Thornhill Edge, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing off road parking for several vehicles. The council tax band is D.

The interior of this beautifully presented property consists of a spacious sitting room, fitted kitchen, dining room and bathroom on the ground floor. The first floor comprises four bedrooms and further bathroom on the first floor. The exterior boasts ample wraparound gardens with lawn and patio seating areas, perfect for enjoying the summer months.

Located in the popular area of Thornhill Edge, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A642, A644, M1, M62, Ravensthorpe and Dewsbury rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

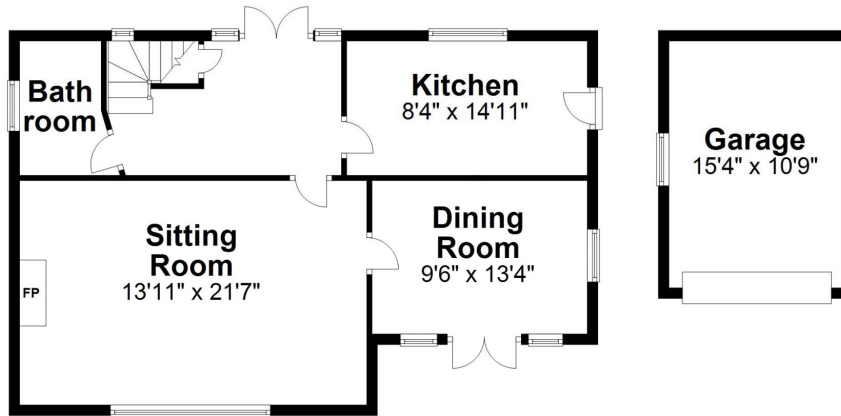
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

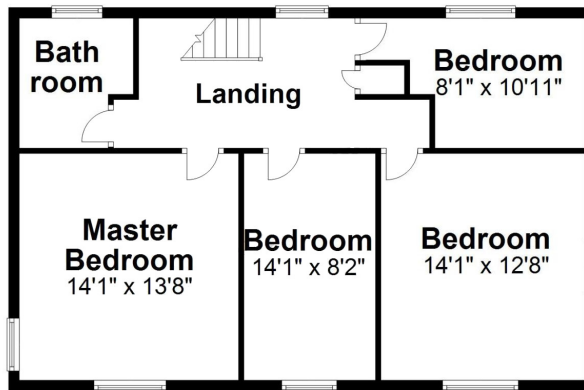
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor
Approx. 902.3 sq. feet



First Floor
Approx. 791.1 sq. feet



Total area: approx. 1693.4 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

Frank Lane, Thornhill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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