



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

Ivy House
Frank Lane, Thornhill



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Offers Over £700,000

IVY HOUSE IS A STUNNING 4-BEDROOM DETACHED PERIOD PROPERTY THAT SEAMLESSLY BLENDS TRADITIONAL CHARM WITH MODERN DÉCOR. THIS REMARKABLE HOME FEATURES TWO GENEROUSLY SIZED RECEPTION ROOMS, A STUNNING DINING KITCHEN, AND A STUDY AREA. ADDITIONALLY, THERE IS A SEPARATE UTILITY ROOM AND A CONVENIENT GUEST CLOAKROOM.

ON THE FIRST FLOOR, YOU'LL FIND A LUXURIOUS MASTER SUITE WITH ITS OWN EN-SUITE BATHROOM, ALONGSIDE THREE FURTHER GENEROUSLY SIZED DOUBLE BEDROOMS, EACH SHOWCASING MAGNIFICENT FEATURES, INCLUDING ORIGINAL BEAMS THAT ADD TO THE PROPERTY'S CHARACTER.

EXTERNALLY, IVY HOUSE BOASTS A LUSH LAWN AREA, COMPLEMENTED BY BEAUTIFUL, PAVED PARKING AND ACCESS TO A GARAGE, PROVIDING BOTH PRACTICALITY AND CURB APPEAL.

Entrance Hall

As you enter, you're greeted by a fabulous hallway with a stunning wide staircase, offering a warm welcome to this magnificent home. Beautiful wooden doors provide access to both reception rooms and the spacious kitchen diner, enhancing the flow and charm of the property.

Sitting Room

The delightful sitting room features a high-beamed ceiling and a stunning fireplace, complete with a gas stove that creates a warm and inviting atmosphere. Dual sets of windows flood the space with natural light, making it the perfect place to sit back and relax.

Second Reception Room



The second reception room is a magnificent space, offering versatile uses and showcasing fantastic character. Benefitting from high-beamed ceilings and modern décor, it perfectly combines charm with contemporary style.

Dining kitchen

A delightful dining kitchen boasts beautiful farmhouse-style units, complemented by a Rangemaster cooker and a traditional style Belfast sink. A table and chairs sit comfortably within the space, offering a perfect place for entertaining. The room's focal point is a fabulous fireplace with exposed stone, housing a multi-fuel stove. A door leads to the generously sized utility room, which features an additional sink unit, space for an American-style fridge freezer, plumbing for a washing machine, and room for a tumble dryer. Access to the rear garden is also provided, making this the perfect boot room.

Side Entrance.

The side entrance hall is another beautiful space, featuring stunning wooden flooring and offering a generous area that could serve as an additional boot room or study. Access is provided to a modern yet traditional downstairs guest cloakroom, which boasts a delightful Victorian-style suite.

Landing

A fabulous split-level landing enhances the charm and character of this wonderful residence.

Master Bedroom

The master bedroom benefits from high ceilings, a beautiful original fireplace, and a picture rail, all complemented by modern décor. Twin windows flood the room with natural light, and access is provided to the en-suite.

Ensuite

The immaculate en-suite features a double walk-in shower, a wash basin, and a low-level toilet, offering both style and functionality.

Bedroom Two

This is a truly magnificent space, featuring high, majestic, beamed ceilings and beautiful modern décor. A stunning fireplace serves as a focal point, while dual-aspect windows allow plenty of natural light and offer views towards the front.

Bedroom Three

This bedroom mirrors the character and charm of bedroom two, with fabulous high beamed ceilings, a striking traditional fireplace, fitted wardrobes, and magnificent views.

House Bathroom

The luxurious bathroom suite features a deep sunken bath with a Victorian-style mixer tap, complemented by a Victorian-style shower with a glass screen. It also includes a wash basin, low-level WC, and an obscured window that allows plenty of natural light. It's the perfect space for soaking and relaxing.

Externally

Beautiful lawn areas sweep around the house, offering the perfect setting for barbecues and parties. The gated, paved driveway provides ample off-road parking and leads up to the garage.

ADDITIONAL INFORMATION

Council Tax: D

EPC: D

Tenure: Freehold

Parking: Off Road Parking



UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

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. 228.9 sq. metres (2463.6 sq. feet)





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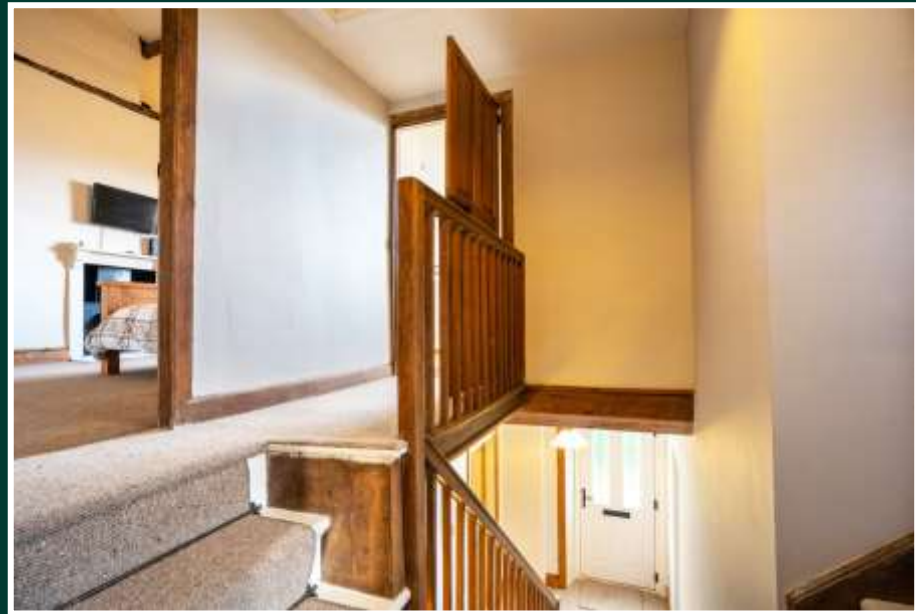


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