



Ennerdale Road

Dewsbury, WF12 7NE

£1,100 Per Month



Very well presented double fronted THREE BEDROOM detached bungalow. Pleasant, larger than average rear garden. Gas central heating and double glazing. An early viewing is highly recommended.

Hallway, lounge, spacious kitchen with French doors to rear garden. Utility room off. Built in oven, hob and fridge freezer. Space for washer. Three good size bedrooms (or two bedrooms and a dining room or second sitting room) and modern bathroom with separate shower cubicle. Driveway leading to a double garage.

Deposit £1250. Tenancy subject to obtaining satisfactory references and meeting the required criteria. Sorry no pets and no smoking in property.



Entrance Hall

Entrance through composite double glazed door, with wood effect flooring and two central heating radiators.

Lounge 12'0" x 12'0" (3.66 x 3.66)

With gas fire in a slate fireplace, central heating radiator and triple glazed bay window, with double glazed opal window to the side

Dining Room 11'11" x 12'0" (3.63 x 3.66)

With electric fire and central heating radiator. Triple glazed bay window.

Breakfast Kitchen 11'10" x 15'3" (3.61 x 4.65)

Fitted with a contemporary range of base and wall gloss units with contrasting worktops with an inset sink unit, further integrated fridge and freezer, neff slide and hide electric oven with four ring gas hob with stainless steel extractor hood over. Breakfast bar and central heating radiator. Double glazed patio door leading to rear garden and fitted radiator

Porch

With built-in storage and further utility storage area with triple glazed window and composite double glazed door, with tiled flooring.

Bedroom 1 9'6" x 11'11" (2.9 x 3.63)

With fitted floor to ceiling fitted wardrobes the entire width of the room central heating radiator and triple glazed window

Bedroom 2 10'1" x 10'5" (3.07 x 3.18)

Fitted with triple glazed window and central heating radiator.

Bedroom 3 8'4" x 8'7" (2.54 x 2.62)

Currently used as an office but will allow space for a single bed, having wood effect laminate flooring and central heating radiator and triple glazed window.

Bathroom

Fitted suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level wc. Heated towel rail and complimentary tiling.

Gardens

To the front of the property is a mainly laid to lawn area with flower bed borders. To the rear is an attractive garden area with lawn, pebbled areas, a range of mature shrubs and trees, storage shed, greenhouse and a hard standing for a caravan/trailer.

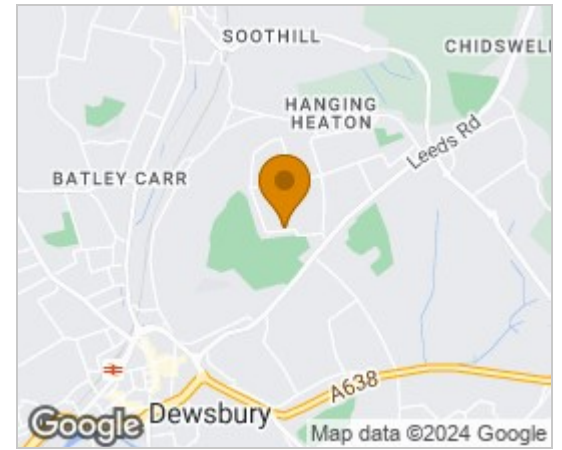
Garage

There is a driveway providing ample off street parking leading to a double garage with up and over door, light, power and inspection pit.

Loft

Having a drop down wooden ladder with access, with carpeted with power and light and having a telephone light.

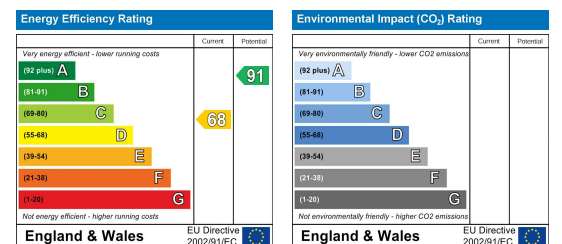
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.