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Jilling Ing Park

Dewsbury, WF12 8DL

Offers In The Region Of £240,000

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Take a look at this impressive semi-detached family home located in this most popular development of Dewsbury. The accommodation comprises entrance hall, integral garage, utility room, bedroom three and modern house shower room/w.c. To the first floor there is a spacious kitchen diner with and french doors to the rear balcony and the spacious living room with Juliet balcony to the front. To the second-floor landing there are two double bedrooms, both with en suite facilities and fitted wardrobes. Outside, to the front is a resin driveway providing off road parking for two cars leading to the integral single garage. An enclosed garden to the rear with fitted artificial lawn and patio paved seating area to the side, which has timber panelled fence for ample privacy from surrounding properties.

ENTRANCE
Composite front entrance door, tiled flooring, radiator, staircase to the first floor landing, doors leading to the cloaks cupboard, understairs storage cupboard, integrated garage, downstairs shower room/w.c., bedroom three and utility room.

UTILITY 6'5" x 7'0" (1.96m x 2.14m)
Wall and base units with laminate work surface over and tiled splashback, plumbing and drainage for a washing machine, space for a dryer, wall mounted boiler, composite stable door into the rear garden, central heating radiator and ceiling extractor fan.

DOWNSTAIRS WC/SHOWER ROOM
Low flush w.c. walk shower with wall mounted mixer shower and fitted rain shower attachement with fitted shower screen, fully ceramic tiled walls, vanity wash basin with mixer tap and storage, central heating radiator and ceiling extractor fan.

BEDROOM 3 8'10" x 11'5" (2.71m x 3.48m)
Currently used as a office with central heating radiator, laminate flooring.

CONSERVATORY 8'6" x 8'8" (2.61m x 2.65m)
A useful addition to the family home is this spacious conservatory with fitted blindsto the ceiling windows and laminate flooring with underfloor heating and double glazed patio door to the rear garden.

INTEGRAL GARAGE
Manual up and over door, power and light.

FIRST FLOOR LANDING
Staircase leading to the second floor landing, central heating radiator, doors to the kitchen diner and large living room to the front.

LOUNGE 16'1" x 16'9" (4.91m x 5.13m)
An L Shaped spacious family room with double glazed french doors with Juliet style balcony having cast iron railing overlooking the front, two central heating radiators to the front, double glazed window to the front.

KITCHEN DINING ROOM 16'0" x 11'2" (4.90m x 3.41m)
A range of wall and base high gloss units with laminate work surface with fitted under counter lights and polished ceramic tiled splashbacks, integrated double oven and grill, with four ring gas hob, andTV style cooker hood over, pipework for dishwasher, modern sink and drainer with chrome mixer tap, downlight. Having central heating radiator, double glazed window to the rear, tiled flooring, double double glazed french doors lead to the balcony at the rear.

BALCONY
An ideal place to enjoy some rest and relaxtion whether its a morning coffee or a simple glass of wine after work to unwind, fitted with cast iron railings, with decked flooring.

SECOND FLOOR LANDING
Having loft access. Doors to the two bedrooms and storage cupboard.

MASTER BEDROOM 1 14'2" x 11'4" (4.32m x 3.46m)
A range of fitted wardrobes to one wall incorporating a central mirrored door. Two double glazed windows to the front, radiator and door into the en suite bathroom/w.c.

EN SUITE
This four piece bathroom suite has been upgraded by the current owners in the last 5 years incorporating panelled bath with mixer tap and tiled splashback, pedestal wash basin with mixer tap and storage below, low flush wall mounted w.c with concealed cistern and an enclosed fully tiled shower cubicle with mixer shower over. Wall mounted modern heating towel radiator and fitted ceiling fan.

BEDROOM 2 11'5" x 11'10" (3.48m x 3.63m)
Benefitting from fitted wardrobes, door into the en suite shower room/w.c. double glazed window and radiator.

EN SUITE
Larger than average shower cubicle with sliding door, mixer shower and fully laminated walls to the cubicle. Pedestal wash basin with mixer tap and low flush w.c. having tiled splashback. Wall mounted shaver socket point, wall mounted vanity mirror, radiator, double glazed frosted windowand fitted extractor fan.

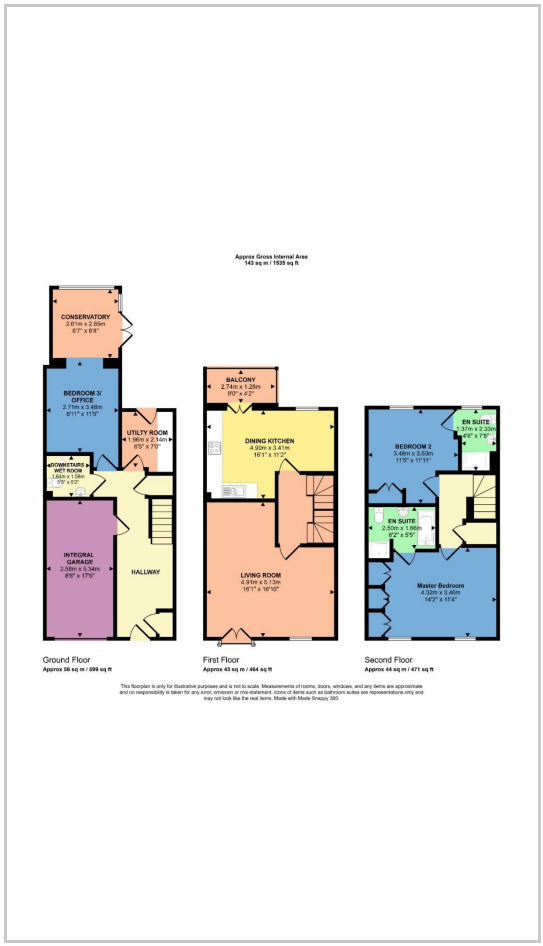
GARDEN
To the rear there is an enclosed rear garden providing perfect place for al-fresco entertaining and dining purposes. Timber panelled fence surrounds having artifical lawn with fitted outside taps inclusing hot water. Pathway leading to the front though the timber gate.

PARKING
To the front there is a resin driveway with pathway to the front which allows off road parking for two vehicles with access to integral garage

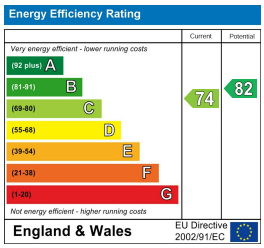
IMPORTANT INFORMATION
The owners pay £17.00 per month for the up keep of the garden/play areas in the development.

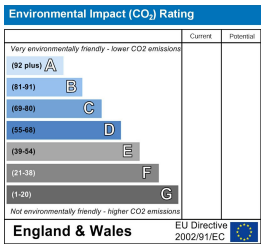
Area Map

Floor Plans



Energy Efficiency Graph





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