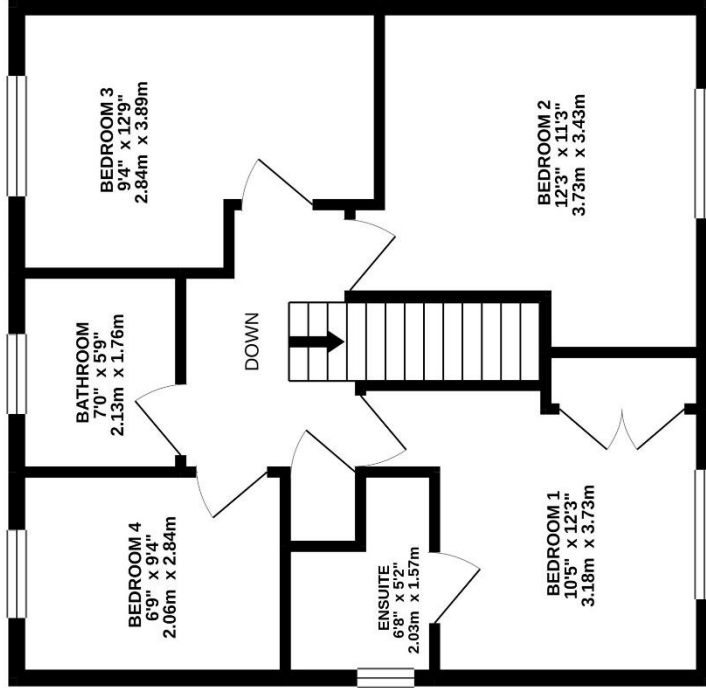
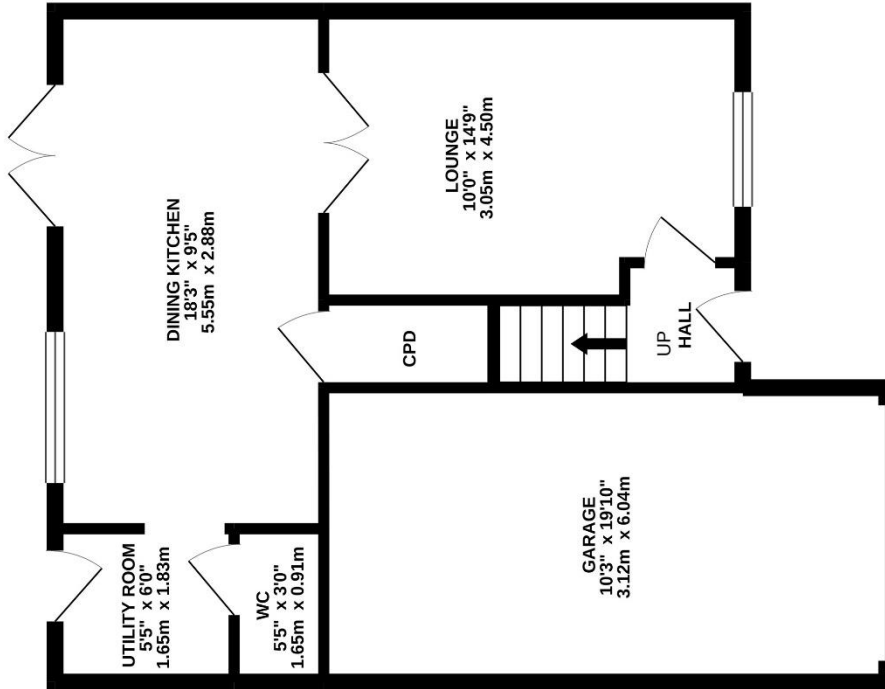


HAWTHORN COURT, DEWSBURY, WEST YORKSHIRE, WF12 7SY

1ST FLOOR



GROUND FLOOR



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. Plans are for information only and are not to be used as such by any prospective purchaser. The accuracy of the floorplan is not guaranteed and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A SUPERBLY PRESENTED, EXECUTIVE, FAMILY HOME, OFFERING SPACIOUS ACCOMMODATION ACROSS TWO FLOORS AND SITUATED IN A SOUGHT-AFTER DEVELOPMENT IN DEWSBURY. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND CLOSE TO AMENITIES AND IS OFFERED TO MARKET IN IMMACULATE CONDITION.

The property briefly comprises of entrance, lounge, open-plan dining kitchen, utility room and downstairs WC to the ground floor. To the first floor there are four bedrooms and the house bathroom, the principal bedroom has ensuite facilities. Externally there is a driveway to the front, attached garage and enclosed garden to the rear.

Offers around £275,000

ENTRANCE HALL

Enter the property through a double-glazed composite front door with obscure glass. Into the entrance and a staircase rises to the first floor with wooden bannister, there is a radiator, ceiling light point and a timber and glazed door which provides access into the lounge.

LOUNGE

Measurements – 10'0" x 14'9" (3.05m x 4.50m)

The lounge benefits from a wealth of natural light with a bank of double-glazed windows to the front elevation, there are double timber and glazed doors to the rear of the room which provide borrowed light from the dining area. The room is decorated to a high standard and features a radiator, ceiling light point, and a television point.



DINING KITCHEN

Measurements – 18'3" x 9'5" (5.55m x 2.88m)

The dining kitchen room is light and airy and features a double-glazed window and double-glazed French doors to the rear elevation. The kitchen area features fitted wall and base units, with high gloss cupboard fronts and complimentary work surfaces over, which incorporates a one and a half bowl stainless steel Franke sink and drainer unit with chrome monobloc mixer tap. The kitchen is well equipped with fitted appliances including a four ring Zanussi hob with canopy style cooker hood over, a built-in electric Zanussi oven, integrated fridge and freezer unit and there is plumbing for a dishwasher in situ. The kitchen area benefits from inset spotlighting to the ceilings, attractive tiled flooring, under unit lighting and breakfast bar area. The dining area features a central ceiling light point, radiator and the attractive tiled flooring continues through from the kitchen.







UTILITY ROOM

Measurements – 5'5" x 6'0" (1.65m x 1.83m)

The utility room has fitted base units with high gloss cupboard fronts and complimentary work surfaces over which has a matching upstand. The flooring continues through from the dining kitchen and there is an integrated washing machine, radiator, ceiling light point, door leading through to the downstairs WC and there is an external double-glazed composite door which leads to the rear garden.



DOWNSTAIRS WC

Measurements – 5'5" x 3'0" (1.65m x 0.91m)

The downstairs WC features a modern contemporary two-piece suite which comprises of a low-level WC with push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is tiled flooring, tiling to the half level with an attractive chrome trim, radiator, ceiling light point and an extractor fan.



FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which gives access to the four bedrooms and the house bathroom. There are wooden bannisters with spindles, a loft hatch providing access to the attic space, ceiling light point, radiator and hot water cylinder cupboard.



BEDROOM ONE

Measurements – 10'5" x 12'3" (3.18m x 3.73m)

Bedroom one is a double bedroom which benefits from fitted furniture, with built in wardrobes, sliding doors, hanging rail and shelving. There is a double-glazed window to the front elevation, radiator, ceiling light point. The room also benefits from en suite shower facilities.



EN SUITE SHOWER ROOM

Measurements – 6'8" x 5'2" (2.03m x 1.57m)

The ensuite shower room features a white three-piece suite which comprises of a low-level WC with push button flush, pedestal wash hand basin with chrome monobloc mixer tap, and a step-in shower cubicle with thermostatic shower. There are contrasting tiles to the walls, tiled flooring a double-glazed window with obscure glass to the side elevation, inset spot lighting to the ceilings, an extractor fan and radiator.



BEDROOM TWO

Measurements – 12'3" x 11'3" (3.73m x 3.43m)

Bedroom two is located at the front of the property and is a double bedroom with ample space for freestanding furniture. The room features a double-glazed window to the front elevation, a ceiling light point, and radiator.



BEDROOM THREE

Measurements – 9'4" x 12'9" (2.84m x 3.89m)

Bedroom three can accommodate a double bed with space for freestanding furniture, there is a double-glazed window to the rear elevation, a ceiling light point and a radiator.



BEDROOM FOUR

Measurements – 6'9" x 9'4" (2.05m x 2.84m)

Bedroom four features a double-glazed window to the rear elevation, there is a central ceiling light point and radiator. The room can accommodate a single bed with space for free standing furniture or could be utilised as a home office or nursery.



HOUSE BATHROOM

Measurements – 7'0" x 5'9" (2.13m x 1.76m)

The bathroom features a white modern contemporary three-piece suite, which comprises of a panelled bath with chrome monobloc mixer tap, a low-level WC with push button flush and a broad wash hand basin with chrome Hansgrohe mixer tap. There are tiled floors and contrasting tiling to the walls, a chrome ladder style radiator, inset spot lighting to the ceilings, extractor fan and a double-glazed window with obscure glass to the rear elevation.



OUTSIDE

Externally to the front the property features a block paved double width driveway which provides off street parking for two vehicles. The driveway leads to the attached garage and there are low maintenance flower and shrub beds and a flagged pathway which leads to the front door. Externally to the rear the property benefits from a flagged patio area, an ideal space for alfresco dining and barbecuing. The rear garden is enclosed and laid predominately to lawn and has flower and shrub borders and at the bottom of the garden there is a further flagged patio with pergola over. There are fenced boundaries, external tap, an external security light.





ADDITIONAL INFORMATION

EPC rating – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act

and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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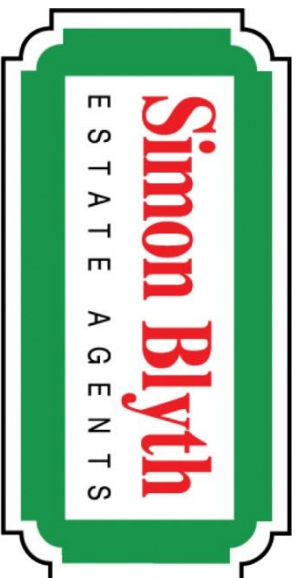
Sunday - 11:00 to 16:00

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