

# MARSH & MARSH PROPERTIES

*56 Meadow Bank, Dewsbury, WF13 3SL*

*£235,000*



Located on a well-regarded cul-de-sac, in a charming and peaceful residential setting in Dewsbury, is this three bedroomed, semi-detached, property. The perfect family property, this home is well presented and is positioned to benefit from the fantastic views, to the rear, over fields and into the land beyond creating an idyllic backdrop, which also offers fantastic walks around the surrounding area. The house benefits from a south-west facing garden that creates a real sun trap, ideal for sitting out and having a barbeque or for children and pets to play in a secure setting. To the front of the property is a tarmac driveway that offers ample parking for two cars.

Internally the property is beautifully presented with a modern style and décor and a well thought out layout that will suit modern living. Owing to the immaculate condition of the property, any prospective buyer has the opportunity to move in with little to no work required. With a spacious living room, beautifully presented and well finished dining kitchen, utility room, ground floor WC, three bedrooms (two with space for a double bed, two with fitted wardrobes and one with its own en-suite shower room) and house bathroom. Just step inside and you will immediately fall in love with what is on offer here.

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The property is located in a well-connected and sought after location being just a short drive from Dewsbury train station and Mirfield Train station, both offering fantastic rail connections to the surrounding area and beyond. The property is also within walking distance of good and outstanding schools. The surrounding area has fantastic amenities, shops and services, again all within walking distance.

Owing to the fantastic features on offer with this charming family home, including the picturesque rear views, south-west facing garden and immaculate internal condition, an appointment to view is essential.

From the front of the property a composite door opens into the

### ENTRANCE HALLWAY

A well-received reception into the property, offering a barrier from the external aspect to the internal, as well as providing the ideal place for coats and shoes. With its carpeted floor, central light fitting and single radiator.

From the entrance hallway a wooden door opens into the

### LIVING ROOM



A well-presented living room that is bathed in natural light owing to the uPVC double glazed bay window to the front elevation. The living room offers plenty of room for a three piece suite along with additional furniture. With its carpeted floor, central light fitting, double radiator and a television access point.



From the living room a wooden door opens into the

### CENTRAL HALLWAY

The central hallway is the hub throughout the whole of the ground floor, with its carpeted flooring and central light fitting.

From the central hallway a wooden door opens into the

### DINING KITCHEN







integrated dishwasher, integrated fridge/freezer and an inset sink with mixer tap.



From the dining kitchen a wooden door opens into the



### UTILITY ROOM



A fantastic addition to the property offering further work space, the utility room offers access to the side elevation from a uPVC double glazed door. With a laminated work surface, plumbing for a washing machine, cupboard storage space, boiler housing, wood laminate floor and a central light fitting.

The pièce de résistance of the property is the large and open style dining kitchen. Another room bathed in natural light owing to its south-west facing orientation and the uPVC double glazed French doors, uPVC double glazed window and Velux window creating a light and bright space. The room has plenty of space to one side for a large family dining table. The under stairs space offers further storage space, ideal for a small pantry. To the other side of the room is an "L" shaped set of laminated work surfaces, all with over and under counter cupboards and drawers offering plenty of storage. With an integrated hob, integrated oven, extractor hood, double radiator, splashback tiling, wood laminate floor, ceiling inset spotlights, over table down light,

From the central hallway a wooden door opens into the

### WC



Offering ground floor facilities the WC features a close coupled toilet, vanity inset washbasin, single radiator, wood laminate flooring, ceiling inset spotlights, tiled splashbacks and an extractor fan.

From the central hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor, loft access hatch, uPVC double glazed window to the side elevation and single radiator.

From the landing a wooden door opens into

### BEDROOM 1



The master bedroom offers plenty of space for a double bed along with additional bedroom furniture. A set of fitted wardrobes to one side provides further storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

From the master bedroom a wooden door opens into its

### EN-SUITE



A well laid out and presented en-suite shower room that makes excellent use of the space on offer. With its alcove inset shower cubicle, close coupled toilet, pedestal washbasin, tiled walls, tiled floor, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

From the landing wooden doors open into

### BEDROOM 2



Another good sized double bedroom, benefitting from a cupboard offering additional of storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation, benefitting from the far reaching views.





### BEDROOM 3



A generous third bedroom, ideal for a child's room, guest bedroom or even as a work from home office. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation, also benefitting from the far reaching views.

### BATHROOM

A well-presented and laid out house bathroom that has a panel bath, over bath shower, glass splash guard, counter inset washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, tiled walls, tiled floor, ceiling inset

spotlights and an extractor fan.



### GARDEN



The rear south-west facing garden can be



accessed from the front via a gated access pathway or via flagged steps that lead down from the dining kitchen. A short flagged patio area to the edge of the property offers seating space that leads onto an artificial lawn. To the end of the lawn is a decked seating area that offers the perfect place to sit back and relax. The whole garden is bordered by a wooden fence creating a private space.



#### **PARKING**



To the front of the property is a tarmac driveway for two cars.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: ///pens.wires.bake

Google Plus Code: M8QV+F2G Dewsbury

For sat nav users the postcode is: WF13 3SL

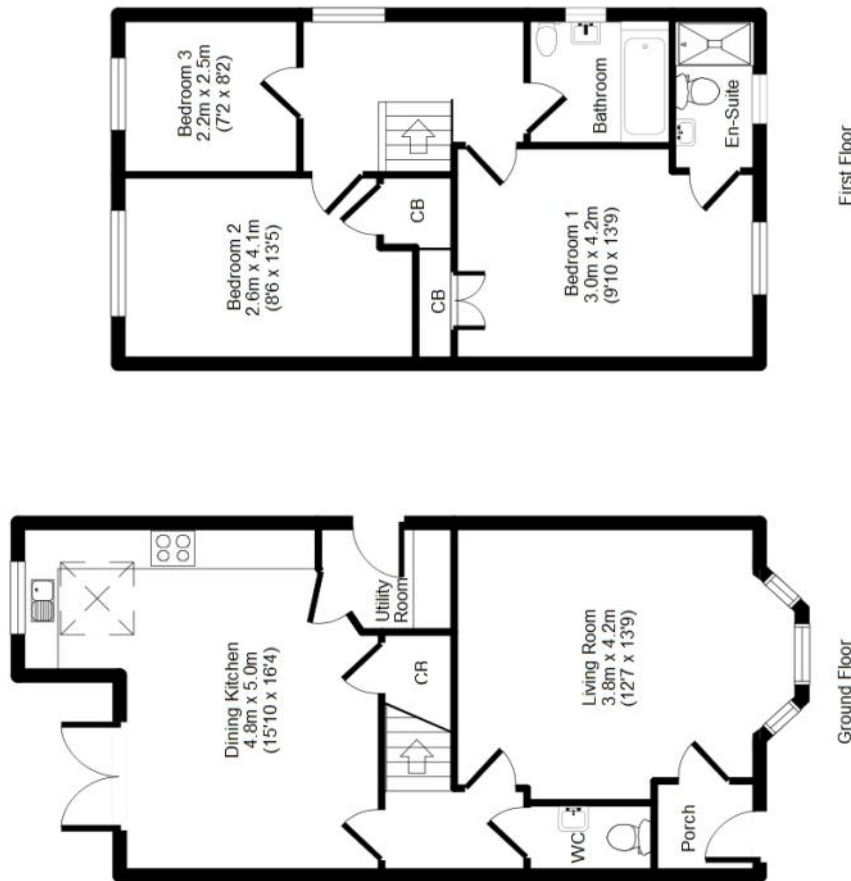


#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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