



8 Hawthorn Court, Dewsbury, WF12 7SY
Offers Over £280,000

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An early viewing is strongly recommended to appreciate this immaculately presented detached house. Situated on a popular modern development, the property boasts a cul de sac position and has driveway parking, a single garage and an enclosed rear garden. The property would make an ideal family home with a modern dining kitchen with integrated appliances, utility room and groundfloor WC, a pleasant lounge and three first floor bedrooms, the master with ensuite plus a family bathroom. Featuring acoustic double glazing and gas central heating system, this property is ready to move into. Located within easy reach of amenities and major road and rail links.





GROUND FLOOR

Entrance Vestibule

Accessed via a composite front door and having a further door into the Lounge.

Lounge

14'6" x 11'1" (4.42m x 3.38m)

Overlooking the front of the property, this pleasant Lounge has a central heating radiator and a double glazed window to the front.

Dining Kitchen

13'7" x 10'2" (4.14m x 3.10m)

An immaculately presented dining kitchen which has been fitted with a comprehensive range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over, splashback and inset under oven, a fridge freezer and a dishwasher. A double glazed window overlooks the rear

garden and there is a central heating radiator, complimentary tiled flooring and French doors leading out to the rear garden.

Utility Room

5'7" x 5'6" (1.70m x 1.68m)

Accessed from the Kitchen, this handy utility room is fitted with wall and base units and has plumbing for an automatic washing machine. An exterior door leads out to the rear and there is floor tiling and a further door to the ground floor WC.

Groundfloor WC

Furnished with a WC and a washbasin, along with a central heating radiator and floor tiling.

FIRST FLOOR

Landing

With access to the loft area.





Bedroom 1

11'7" x 10'7" (3.53m x 3.23m)

Located to the front and having a double glazed window and a central heating radiator. There are fitted wardrobes in the dressing space leading into the En-suite shower room.

En-suite Shower Room

Furnished with a walk in shower cubicle, a wash basin and a WC. There is tiling to the floor, a central heating radiator and a double glazed window.

Bedroom 2

10'5" x 9'9" (3.18m x 2.97m)

A double bedroom overlooking the rear garden and having a central heating radiator and a double glazed window.

Bedroom 3

9'4" x 6'6" (2.84m x 1.98m)

Again over looking the rear via a double glazed window and having a central heating radiator.

Bathroom

A modern bathroom fitted with a panelled bath, a wash basin and a WC. There is some tiling to the wall, a central heating radiator and a double glazed window.



OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking facilities and pathway to the front. A gated side access leads to the rear garden which is predominantly lawned. The integral single garage has an up and over door and houses the central heating boiler.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All

prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





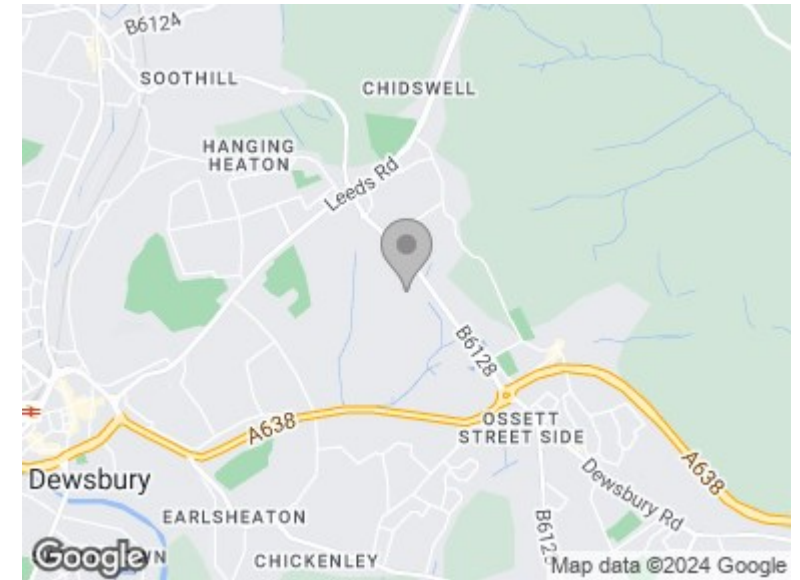


Approximate total area⁽¹⁾
791.26 ft²
73.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains 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 insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	