



West Vale, Dewsbury WF12 9QH

welcome to

West Vale, Dewsbury

Guide Price £210,000 - £220,000 Situated on this no through back water road in Thornhill Lees is this well-proportioned five double bedroom mid terrace property. Situated close to all amenities, schooling and Dewsbury town centre. Being offered with no chain...view today!



Entrance Hallway

Timber door to front, gas central heating radiator and storage cupboard housing the boiler. Stairs to first floor landing and doors to ground floor accommodation.

Ground Floor Accommodation

Lounge Diner

21' 7" x 18' 8" (6.58m x 5.69m)

Two gas central heating radiators, telephone and TV points. Coving to ceiling, ceiling rose and open fire place with stone surround. Door to garden and feature stained glass leaded window. Access to conservatory.

Kitchen

12' 1" x 11' 2" (3.68m x 3.40m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Astirite sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, gas central heating radiator and tiled flooring. Double glazed window to front.

Conservatory

14' 5" x 12' 2" (4.39m x 3.71m)

Of part Upvc construction. Double glazed windows to rear and sides. Tiled flooring, lighting and pitched roof. Double glazed French doors to garden.

Cellar Space

Ideal storage space. Benefiting from power and light.

First Floor Landing

Doors to first floor accommodation and stairs to second floor accommodation.

First Floor Accommodation

Bedroom

16' 2" x 11' (4.93m x 3.35m)

Double glazed window to front. Gas central heating radiator, coving to ceiling and laminate flooring. Fitted wardobes to one wall.

Bedroom

15' 8" x 9' 5" (4.78m x 2.87m)

Double glazed window to rear. Fitted wardrobes and overhead storage to both wall. Gas central heating radiator.

Bedroom

12' 3" x 7' 3" (3.73m x 2.21m)

Double glazed window to rear. Overhead storage and gas central heating radiator.

Family Bathroom

10' 2" x 7' 2" (3.10m x 2.18m)

Double glazed window to front. Double ended bath with mixer tap and shower attachment. Corner shower cubicle with concealed shower unit. Gas central heating radiator, wash hand basin and WC. Airing cupboard, tiled walls and floor where visible.

Separate Wc

Floating wash hand basin, WC and wall light. Tiled walls and floor where visible.

Second Floor Landing

Double glazed Velux skylight windows to front and rear. Beams to ceiling. Doors to second floor accommodation.

Second Floor Accommodation

Bedroom

17' 4" x 15' 8" (5.28m x 4.78m)

Double glazed window to rear, wall mounted electric heater and door to walk in wardrobe. Beams to ceiling.

Bedroom

15' 2" x 11' 5" (4.62m x 3.48m)

Double glazed window to front. Wall mounted electric heater and beams to ceiling. Walk in wardrobe.

Exterior

To the front of the property there is parking for multiple vehicles and the delightful enclosed, southerly facing rear garden has a paved sitting area. The rest of the garden has been laid to lawn, surrounded by a variety of plants, trees and shrubs. There is also a garage en bloc with a shutter style door. To the side of the garage there is a paved patio area which can be used for parking and beyond that there is a path paved garden area which has plant and shrub boarder.



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West Vale, Dewsbury

- Guide Price £210,000 - £220,000
- Five Double Bedroom Mid Terrace Property
- 21ft Lounge Diner, 12ft Kitchen
- 14ft Conservatory, Delightful Garden
- Garage, Parking, No Chain

Tenure: Freehold EPC Rating: Awaited

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS114466 - 0006

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