



Lincoln Road, Earlsheaton Dewsbury WF12 7LE

welcome to

Lincoln Road, Earlsheaton Dewsbury

IF A GOOD SIZED GARDEN IS AT THE TOP OF YOUR LIST ... THEN READ ON!! Guide Price £150,000 - £160,000 A well-proportioned two double bedroom semi-detached property situated just off Old Bank Road / Bywell Road, Earlsheaton, Dewsbury.. view today!



Entrance Lobby

Part double glazed composite door to front, gas central heating radiator and stairs to first floor landing.

Lounge

14' x 11' 6" (4.27m x 3.51m)

Double glazed window to front, gas central heating radiator and laminate flooring. Coving to ceiling and TV POINT.

Kitchen

15' 8" x 8' 4" (4.78m x 2.54m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Asterite 1& 1/2 sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and cupboard housing the boiler. Gas central heating radiator, laminate flooring and two double glazed windows to rear. Door to garden.

First Floor Landing

Double glazed window to side, access to loft space and doors to first floor accommodation.

Bedroom One

14' 8" MAX x 10' 7" MAX Includes Bulkhead (4.47m MAX x 3.23m MAX Includes Bulkhead)

Double glazed window to front, gas central heating radiator and over stairs storage cupboard.

Bedroom Two

10' 7" x 7' 9" (3.23m x 2.36m)

Double glazed window to rear, gas central heating radiator and picture rail.

Bathroom

Double glazed window to rear, p- shaped bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. Ladder style radiator, WC and spotlights to ceiling. Tiled walls and floor where visible.

Exterior

To the front of the property there is a tarmac driveway providing off street parking. The enclosed rear garden faces in a southerly direction and has a fantastic raised Indian stone paved area and the rest of the garden is lawned. Side access gate leading to the generous low maintenance sized side garden. This provides further scope to extend subject to the usual planning permissions and consents. Outside water tap.



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Lincoln Road, Earlsheaton Dewsbury

- Guide Price £150,000 - £160,000
- Two Double Bedroom Semi-Detached Property
- 14ft Lounge, 15ft Kitchen
- Generous Garden To Side & Rear
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116304 - 0005

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