



**Woodpecker Road, Dewsbury WF12 7DP**

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**Woodpecker Road, Dewsbury**

OUR HOUSE IN THE MIDDLE OF THE STREET ! Guide Price £215,000 - £225,000 Recently built three bedroom semi-detached property close to all amenities, schooling and local town centres. Don't miss it.. view today!



### **Entrance Hallway**

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

### **Lounge**

14' 4" MAX x 11' 9" ( 4.37m MAX x 3.58m )

Double glazed window to front, gas central heating radiator, telephone and TV points. Understairs storage cupboard.

### **Kitchen Diner**

15' 3" x 8' 8" ( 4.65m x 2.64m )

Modern fitted kitchen with a range of wall and base units, complementary work surfaces. Stainless steel 1& 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Cupboard housing the boiler, integrated washing machine and dishwasher. Gas central heating radiator, double glazed window to rear and double glazed French doors to garden.

### **Ground Floor Cloakroom**

WC, wash hand basin with mixer tap and splashback tiling. Double glazed multi pane effect window to front and gas central heating radiator.

### **First Floor Landing**

Access to loft space via drop down ladder, built in wardrobe / storage cupboard. Doors to first floor accommodation.

### **Bedroom One**

11' 9" MAX x 9' 5" MAX ( 3.58m MAX x 2.87m MAX )

Double glazed window to front, over stairs storage cupboard with shelving and access to en suite shower room.

### **En Suite Shower Room**

Double glazed window to front, tiled shower cubicle with wall mounted shower. WC, wash hand basin with mixer tap and extractor fan. Shaving point, gas central heating radiator and part tiled walls.

### **Bedroom Two**

9' 1" x 7' 6" ( 2.77m x 2.29m )

Double glazed window to rear and gas central heating radiator.

### **Bedroom Three**

7' 6" x 5' 9" ( 2.29m x 1.75m )

Double glazed window to rear and gas central heating radiator.

### **Family Bathroom**

Double glazed window to side, panelled bath with mixer tap and wash hand basin with mixer tap. WC, extractor fan and shaving point. Gas central heating radiator and part tiled walls.

### **Exterior**

Driveway to the front providing off street parking for multiple vehicles, electric car charging point and side access to the rear. The enclosed rear garden has been paved and lawned, raised flower beds. Outside water tap, shed to remain and side access gate to the front.



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## Woodpecker Road, Dewsbury

- Guide Price £215,000 - £225,000
- Three Bedroom Semi-Detached Property
- 14ft Lounge, 15ft Kitchen Diner
- En-Suite To Master, G/F WC
- Driveway, Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

guide price

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116392 - 0003

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