

Frances Road, Earlsheaton Dewsbury WF12 8JG



# welcome to

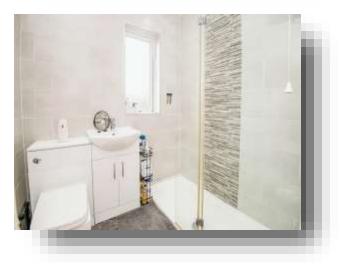
# **Frances Road, Earlsheaton Dewsbury**

A well-proportioned two bedroom end town house property. Situated in Earlsheaton the property benefits from an entrance porch, lounge, kitchen diner, conservatory, first floor bathroom, front & rear gardens, Driveway with a detached garage and close to all amenities. View today!













#### **Entrance Porch**

Part double glazed composite door to front, double glazed windows to front and side. Tiled flooring and part double glazed composite door to hallway.

## **Entrance Hallway**

Stairs to first floor landing, tiled flooring and gas central heating radiator. Door to lounge.

## Lounge

14' 4" x 11' 5" ( 4.37m x 3.48m )

Double glazed bay window to front, gas central heating radiator, dado rail and coving to ceiling. Telephone and TV points.

#### Kitchen

15' 1" x 7' 2" ( 4.60m x 2.18m )

Fitted kitchen with range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap. Space for cooker, plumbing and space for washing machine. Wall mounted boiler, tiled flooring and gas central heating radiator. Door to pantry. Two double glazed windows to rear. Part double glazed composite door to conservatory.

## Conservatory

9' 4" x 9' 9" ( 2.84m x 2.97m )

Laminate flooring, double glazed windows to rear and sides. Patio doors to rear garden.

## **First Floor Landing**

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

#### **Bedroom One**

15' 3" MAX x 10' 8" ( 4.65m MAX x 3.25m )

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

## **Bedroom Two**

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed window to rear and gas central heating radiator.

## **Family Shower Room**

Double glazed window to rear, tiled walls and floor where visible. Double shower cubicle with wall mounted shower over, vanity wash hand basin with mixer tap and WC. Spotlights to ceiling.

#### **Exterior**

To the front of the property there is a paved and lawned areas with plant and shrubs. Side access to the rear garden. The enclosed rear garden has various sitting paved and lawned areas stocked with a variety of plant, tree and shrubs.

## Garage

Benefits from an up and over door.





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# Frances Road, Earlsheaton Dewsbury

- Two Bedroom End Town House
- **Entrance Porch**
- Front and Rear Gardens
- Off Street Parking & Detached Garage
- **Popular Location**

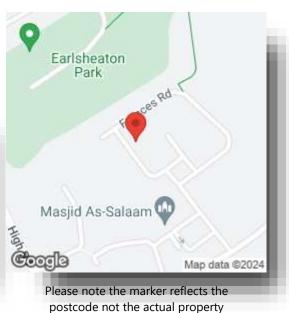
Tenure: Freehold EPC Rating: F

£150,000









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and boundaries of the property and other important matters before exchange of contracts.





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