



**Heaton Avenue, Earlsheaton, Dewsbury WF12 8AQ**



**welcome to**

**Heaton Avenue, Earlsheaton, Dewsbury**

SEEING IS BELIEVING! READYMADE FOR YOU INSIDE AND OUT.... AND THAT GARDEN..... WOW!! IF YOU VIEW ONE PROPERTY THIS SUMMER .. THEN THIS IS THE ONE!! ARRANGE A VIEWING TODAY TO APPRECIATE THE ACCOMMODATION ON OFFER! Guide Price £325,000 - £350,000



### **Home Office / Playroom**

Part double glazed composite door to front, double glazed window to side and radiator. Wall lights, laminate wood flooring, deep skirting boards and spiral stair case to first floor. Part double glazed barn style door to garden. Oak wood doors to kitchen / diner & utility room.

### **Hallway**

Part double glazed composite door to front, radiator and laminate flooring. Oak wood doors to all rooms and spotlights and coving to ceiling.

### **Lounge**

17' MAX x 14' 1" MAX ( 5.18m MAX x 4.29m MAX )

Two double glazed windows to front, radiator, tv point and two telephone points. Solid oak wood flooring, deep skirting boards and wall lights. Wall mounted remote controlled electric fire.

### **Kitchen Diner**

21' 4" x 10' 4" MAX ( 6.50m x 3.15m MAX )

Cream gloss fitted wall and base units with complimentary work surfaces, stainless steel 1.5 sink bowl and drainer, mixer tap and complementary glass splash backs. Space for range cooker. Cooker hood. Tv point, radiator and laminate flooring. Integrated dishwasher, Larder fridge and microwave. Storage cupboard housing the boiler, double glazed bi-folding doors to the rear garden and double glazed window to rear. Spotlights and coving to ceiling.

### **Utility Room**

8' 7" MAX x 7' 2" MAX ( 2.62m MAX x 2.18m MAX )

Cream gloss wall and base units with complementary work surfaces over, plumbing for washing machine and laminate flooring. Radiator and double glazed window to rear. Integrated freezer.

### **Ground Floor Bedroom 2**

14' 2" MAX x 10' 5" MAX ( 4.32m MAX x 3.17m MAX )

Two double glazed windows to front, radiator and tv point. Deep skirting boards, spotlights and coving to ceiling.

### **Ground Floor Bedroom 3**

12' 5" MAX x 10' 8" ( 3.78m MAX x 3.25m )

( Currently being used as a further reception room )  
Double glazed French doors to the garden, radiator, spotlights and coving to ceiling. Deep skirting boards. Port hole window to the side. Wall mounted electric fire.

### **Ground Floor Family Bathroom**

Vanity wash hand basin with mixer tap and storage below, wc and corner bath with mixer tap and wall mounted jet spray shower over. Tiled walls and floor where visible, spotlights to ceiling and chrome heated towel rail. Under floor heating, extractor fan and double glazed lead effect window to rear.

### **Landing / Dressing Area**

(Restricted head height in places) Double glazed skylight window to rear, radiator and power points. Spotlights to ceiling and under eaves storage. Could also be used as a home office in our opinion.

### **Master Bedroom**

18' 7" x 16' ( 5.66m x 4.88m )

(Restricted head height in places) Two double glazed windows to rear with fitted blinds, radiator and sliding mirrored wardrobes along one wall. Double glazed French doors with fitted blinds to Juliet balcony. Door to en-suite wetroom / bathroom. TV point.

### **En-Suite Wetroom / Bathroom**

Irregular Shaped Room 11' 2" MAX x 10' 3" MAX ( 3.40m MAX x 3.12m )

Wash hand basin with mixer tap, wc, Victorian style roll top bath with mixer tap and concealed shower within a wet room area. Tiled walls and floor where visible, under floor heating, spotlights to ceiling and extractor fan. Radiator and double glazed skylight window to rear.

### **Exterior**

The property is situated on a corner plot with an imprinted concrete driveway providing off street parking for multiple vehicles, outside lighting, tap and power points. Two side access gates to the rear garden. The generous enclosed southerly facing rear garden has paved and decked sitting areas to dine, relax or entertain on. The rest of the garden is laid mainly to lawn with a variety of well stocked, established plants, trees and shrubs. Two timber storage sheds to remain. There is also outside lighting, power points and a tap. There is also a fantastic Summer House measuring 12'3 x 8'3 and comes with two windows to the front, power, lighting and double doors to the garden. This would also make an ideal kids den, bar area, ' man cave ' or home office space if working from home. The property is also fully alarmed.



**view this property online** [williamhbrown.co.uk/Property/DWS116063](http://williamhbrown.co.uk/Property/DWS116063)



welcome to

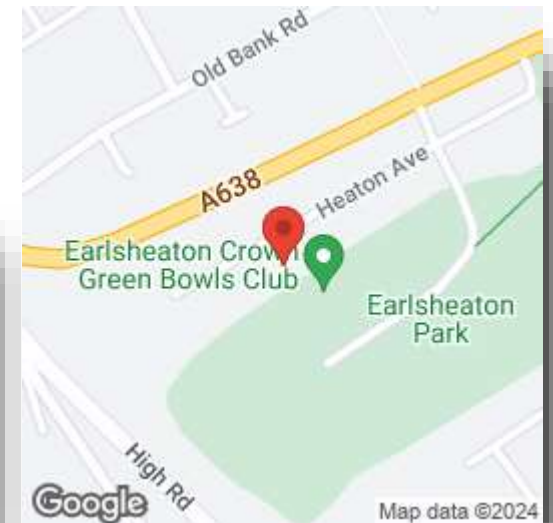
## Heaton Avenue, Earlsheaton Dewsbury

- Guide Price £325,000 - £350,000
- Three Bedroom Detached Dorma Bungalow
- 21 Ft Kitchen / Diner & 17 Ft Lounge
- Two Bathrooms & Separate Utility Room
- Stunning Garden - Must View To Appreciate

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



**view this property online** [williamhbrown.co.uk/Property/DWS116063](https://www.williamhbrown.co.uk/Property/DWS116063)

Please note the marker reflects the postcode not the actual property



Property Ref:  
DWS116063 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)