



Ullswater Close, Hanging Heaton Dewsbury WF12 7PN



welcome to

Ullswater Close, Hanging Heaton Dewsbury

AFTER A PROPERTY THAT YOU CAN PUT YOUR STAMP ON INSIDE AND OUT? ... THEN DON'T MISS THIS OPPORTUNITY Guide Price £225,000 - £235,000 Situated on ever popular 'The Lakes' and never been on the market since the property was built! View today or miss out!



Entrance Hallway

Double glazed Upvc door to front, double glazed window to front and gas central heating radiator. Telephone point, stairs to first floor landing and coving to ceiling. Understairs storage cupboard housing the boiler.

Lounge

14' 2" Into Bay x 11' MAX (4.32m Into Bay x 3.35m MAX)
Double glazed bay window to front, two gas central heating radiators and coving to ceiling. Wall lights.

Reception Two

14' 5" x 9' 9" (4.39m x 2.97m)

Double glazed window to rear, gas central heating radiator and TV point. Double glazed French doors to garden, feature stone fireplace to one wall and coving to ceiling.

Kitchen

10' 1" x 6' (3.07m x 1.83m)

Fitted kitchen with a range of wall and base units, complementary work surfaces. Stainless steel sink drainer. Gas cooker point, plumbing for washing machine and gas central heating radiator. Tiled walls where visible, serving hatch to reception two. Door to pantry and double glazed window to rear. Part double glazed door Upvc to side.

First Floor Landing

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

Bedroom One

15' 2" Into Bay x 8' 8" To Wardrobes (4.62m Into Bay x 2.64m To Wardrobes)

Double glazed bay window to front, gas central heating radiator and fitted wardrobes with over head storage to one wall. Coving to ceiling.

Bedroom Two

10' 7" To Wardrobes x 9' 5" (3.23m To Wardrobes x 2.87m)

Double glazed window to rear, gas central heating radiator and fitted wardrobes with overhead storage to one wall, coving to ceiling.

Bedroom Three

9' 4" x 6' 5" (2.84m x 1.96m)

Double glazed window to front, gas central heating radiator and coving to ceiling. Built in wardrobe to one wall.

Family Bathroom

Double glazed window to rear, panelled bath, wash hand basin and gas central heating radiator. Shower cubicle with concealed shower unit, tiled walls where visible and spotlights to ceiling.

Seperate Wc

Double glazed window to side, WC and laminate flooring.

Exterior

Pebbled front garden stocked with established plant and shrubs. Driveway to side providing off street parking for multiple vehicles. The enclosed established, fantastic, larger than average garden has been lawned with mature plants, trees and shrubs. Various sitting areas to enjoy the garden, relax or entertain on. Outside water tap.



view this property online williamhbrown.co.uk/Property/DWS116439



welcome to

Ullswater Close, Hanging Heaton Dewsbury

- Guide Price £225,000 - £235,000
- Three Bedroom Semi-Detached Property
- Two Reception Rooms, 10ft Kitchen
- Driveway, Substantial Rear Garden
- Cul-De-Sac Location, Great Opportunity

Tenure: Freehold EPC Rating: D

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116439



Property Ref:
DWS116439 - 0004

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



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



williamhbrown.co.uk