



Jersey Close, Hanging Heaton Dewsbury WF12 7EU

welcome to

Jersey Close, Hanging Heaton Dewsbury

WHEN LOCATION IS EVERYTHING - LOCATION, LOCATION, LOCATION... Guide Price £250,000 - £265,000 Already extended for you and situated in this cul-de-sac location in Hanging Heaton, Dewsbury. Don't miss it!



Entrance Lobby

Upvc door to front, gas central heating radiator and coving to ceiling. Stairs to first floor landing.

Lounge

21' 6" MAX x 15' 7" MAX (6.55m MAX x 4.75m MAX)
Double glazed bay window to front, double glazed window to rear and two gas central heating radiators. Telephone and TV points, under stairs storage cupboard, spotlights to ceiling and door to conservatory.

Conservatory

12' 7" x 9' 3" (3.84m x 2.82m)

Of part Upvc construction, double glazed windows to rear and sides. Double glazed french doors to garden, laminate flooring and lighting. TV point, gas central heating radiator and pitched roof.

Kitchen Diner

14' 4" x 12' 2" (4.37m x 3.71m)

Double glazed window to front. Door to utility room and WC. Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Gas cooker point, space for range cooker and wall mounted cooker hood. Integrated dishwasher, spotlights to ceiling and gas central heating radiator. Laminate flooring.

Utility Room

6' 5" x 4' 8" (1.96m x 1.42m)

Wall and base units, work surface and plumbing for washing machine. Splash back tiling, gas central heating radiator and spotlights to ceiling. Laminate flooring and double glazed window to rear.

Cloakroom

WC, wash hand basin with mixer tap and splashback tiling. Laminate flooring, spotlights to ceiling and extractor fan. Gas central heating radiator, cupboard housing the boiler and double glazed window to rear.

First Floor Landing

Access to loft space via drop down ladder. The loft has been partly boarded with skylight window. Coving to ceiling and doors to first floor accommodation.

Bedroom One

12' x 10' 5" (3.66m x 3.17m)

Double glazed window to front, coving to ceiling and gas central heating radiator. Spotlights to ceiling and door to en suite shower room.

En Suite Shower Room

Double glazed window to rear. Shower cubicle with wall mounted, vanity wash hand basin with mixer tap and storage below. WC, extractor fan and spotlights to ceiling. Gas central heating radiator, splashback tiling and tiled floor.

Bedroom Two

10' x 8' 2" (3.05m x 2.49m)

Double glazed window to rear, coving to ceiling and gas central heating. Built in storage cupboard and shelving.

Bedroom Three

12' 9" x 9' 1" (3.89m x 2.77m)

Double glazed window to front, gas central heating radiator and built in wardrobes to one wall. Coving to ceiling.

Study Area/ Home Office

8' 2" x 5' 9" (2.49m x 1.75m)

Double glazed window to rear, gas central heating radiator and spotlights to ceiling. Coving

Family Bathroom

Two double glazed windows to rear, panelled bath with mixer tap and wall mounted shower over. WC, gas central heating radiator and towel warmer. Vanity wash hand basin with mixer tap and storage below. Spotlights to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles , side access gate leading to the rear of the property. The enclosed south westerly facing rear garden has been mainly lawned, pebbled and decked areas perfect for relaxing or entertaining on. Timber storage shed to remain and outside water tap.



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Jersey Close, Hanging Heaton Dewsbury

- Guide Price £250,000 - £265,000
- Extended Three Bedroom Semi-Detached Property
- 21ft Lounge, 14ft Kitchen Diner
- Utility Room, G/F WC, 12ft Conservatory
- En-Suite To Master, Cul-De-Sac

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1953. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116487 - 0003

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