



**Jersey Close, Hanging Heaton Dewsbury WF12 7EU**



**welcome to**

**Jersey Close, Hanging Heaton Dewsbury**

WHEN LOCATION IS EVERYTHING - LOCATION, LOCATION, LOCATION... Guide Price £240,000 - £250,000 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.



**view this property online** [williamhbrown.co.uk/Property/DWS116487](http://williamhbrown.co.uk/Property/DWS116487)



welcome to

## Jersey Close, Hanging Heaton Dewsbury

- Guide Price £240,000 - £250,000
- Extended Three Bedroom Semi-Detached Property
- 21ft Lounge, 14ft Kitchen Diner
- En-Suite To Master, Cul-De-Sac
- Utility Room, G/F WC, 12ft Conservatory

Tenure: Leasehold EPC Rating: D

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

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116487](http://williamhbrown.co.uk/Property/DWS116487)



Property Ref:  
DWS116487 - 0005

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](http://williamhbrown.co.uk)