



Moor Park Lane, Dewsbury WF12 7AX

welcome to

Moor Park Lane, Dewsbury

IF THERE'S ONE PROPERTY YOU VIEW THIS SUMMER.. THEN THIS IS THE ONE! DO NOT MISS THE OPPORTUNITY TO OWN THIS FABULOUS NO EXPENSE SPARED DETACHED FAMILY HOME TUCKED AWAY ON THIS MODERN DEVELOPMENT IN A CUL-DE-SAC LOCATION!



Entrance Hallway

Self locking part double glazed composite door to front, part panelling to walls and gas central heating radiator. Stairs to first floor landing and doors to accommodation.

Lounge

18' 3" Into Bay x 11' 3" (5.56m Into Bay x 3.43m)
Double glazed bay window to front, two gas central heating radiators and telephone and TV points. Dado rail, gas coal effect fire with decorative wood surround, marble inlay and hearth.

Kitchen Diner

22' 9" x 14' 5" (6.93m x 4.39m)
Modern fitted grey gloss kitchen with a range of wall and base units, complementary wood block work surfaces. Stainless steel sink with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood. Integrated dishwasher, fridge and freezer. Tiled flooring, two gas central heating radiators and under stairs storage cupboard. Double glazed multi pane window to rear. Door to utility and cloakroom and open to conservatory.

Utility Room

5' 8" x 5' (1.73m x 1.52m)
Upvc door to garden, wall units and plumbing for washing machine. Work surface, splashback tiling and gas central heating radiator. Double glazed multi pane window to rear.

Cloakroom

Vanity wash hand basin with mixer tap and storage below. WC, splashback tiling and double glazed window to side. Gas central heating radiator, laminate flooring and spotlights to ceiling.

Conservatory

10' 2" x 10' 1" (3.10m x 3.07m)
Double glazed windows to rear and sides. Double glazed French doors to garden, pitched roof and tiled flooring. Gas central heating radiator.

First Floor Landing

Part panelling to walls, gas central heating radiator and doors to first floor accommodation.

Bedroom One

12' 9" x 10' 9" (3.89m x 3.28m)
Double glazed multi pane window to front, gas central heating radiator and spotlight to ceiling. Door to en suite shower room.

En Suite Shower Room

Double glazed window to side, double shower cubicle with wall mounted shower over and shower attachment. WC, vanity wash hand basin with mixer tap and storage below. Extractor fan, spotlights to ceiling and gas central heating radiator. Towel warmer, tiled walls where visible.

Bedroom Two

14' 8" MAX x 9' 6" MAX (4.47m MAX x 2.90m MAX)
Two double glazed window to front, gas central heating radiator and built in sliding door mirror fronted wardrobes to one wall.

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)
Double glazed multi pane window to rear and gas central heating radiator.

Bedroom Four

10' 3" x 6' 4" (3.12m x 1.93m)
Double glazed multi pane window to rear and gas central heating radiator. Dado rail.

Family Bathroom

Double glazed multi pane window to rear. Panelled bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and gas central heating radiator. Towel warmer, laminate flooring and tiled walls where visible.

Exterior

The front garden has been lawned, side access gate to the rear of the property and outside lighting. Driveway for multiple vehicles. The enclosed

southerly facing rear garden has various decked, stone paved and pebbled areas and pagoda so perfect for the family to relax, entertain or dine on. The property also benefits from outside water tap, lighting and power point. Side access gate to the front.

Integral Garage

16' 5" x 8' 6" (5.00m x 2.59m)
Access via remote control up and over door, power and light. Door to kitchen.

Nb

The property also has oak wood doors throughout. The air source heating brand is Grant and the model is the Aerona3. The air source heat pump is highly efficient and a fully automatic unit that extracts heat energy from the outside into your home. The Aerona3 model is an ' air to water ' heat pump. The solar panels are on a tenancy agreement with A Shade Greener Ltd for a term of 25 years from March 2011



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welcome to

Moor Park Lane, Dewsbury

- Guide Price £340,000 - £360,000
- An Exceptional Four Bedroom Detached Property
- 18ft Lounge, 22ft Kitchen Diner
- 10ft Conservatory, Utility Room, WC
- Luxury En-Suite And Bathroom

Tenure: Freehold EPC Rating: D

guide price

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116456 - 0004

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