



Langdale Road, Hanging Heaton, Dewsbury WF12 7EQ



welcome to

Langdale Road, Hanging Heaton, Dewsbury

ARE YOU LOOKING FOR A DETACHED PROPERTY WITH ... ' THAT FEELING ' ? THEN YOUR SEARCH IS OVER!! DON'T MISS THIS BEAUTY! Guide Price £250,000 - £270,000 Extended three bedroom detached dormer bungalow. No chain.



Entrance Hallway

Part double glazed composite door to front, double glazed window to front and gas central heating radiator. Picture rail, wall lights and built in storage cupboard with telephone point. Stairs to first floor landing and doors to ground floor accommodation.

Lounge

15' 4" x 11' 4" (4.67m x 3.45m)

Double glazed windows to side, gas central heating radiator, telephone and TV points. Coving to ceiling, ceiling rose and dado rail. Wall lights and wall mounted electric fire with marble inlay and hearth. Patio door to orangery.

Ground Floor Bedroom / Reception Room Two

14' 3" x 10' 4" (4.34m x 3.15m)

Double glazed bay window to front, gas central heating radiator and telephone point. Coving to ceiling, ceiling rose and dado rail. Wall lights.

Orangery

12' 8" x 8' 3" (3.86m x 2.51m)

Double glazed windows to rear and sides. Gas central heating radiator, lighting and double glazed French doors to garden.

Kitchen

8' 8" x 8' 5" (2.64m x 2.57m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Electric cooker point, wall mounted cooker hood and plumbing for washing machine. Gas central heating radiator, laminate flooring and double glazed window to rear and part double glazed composite door to garden.

Ground Floor Shower Room

Double glazed window to side. Corner shower cubicle with wall mounted shower. Chrome ladder style radiator, vanity wash hand basin with mixer tap and storage below. WC, extractor fan and spotlights to ceiling. Wall light and tiled walls were visible.

First Floor Landing

Eaves storage and doors to first floor accommodation.

First Floor Bedroom

13' 2" To Wardrobes x 12' 3" (4.01m To Wardrobes x 3.73m)

Double glazed window to rear, built in wardrobes and storage to one wall and gas central heating radiator. Eaves storage and TV point.

First Floor Bedroom

8' 9" MAX x 8' 8" MAX (2.67m MAX x 2.64m MAX)

Double glazed window to rear and gas central heating radiator.

Exterior

The property is access via wrought iron gates. Block paved driveway providing off street parking for multiple vehicles leading to the attached garage. Side access gate leading to the rear of the property. The front garden has been stocked with established plants and shrubs. The enclosed, good sized, well established rear garden faces in a southerly direction and has been lawned and paved, surrounded by mature plants and shrubs. Raised decked area perfect for relaxing or entertaining on. Greenhouse and timber storage shed to remain.

Attached Garage

16' 4" x 8' 6" (4.98m x 2.59m)

Accessed via double doors, benefiting from lighting, water tap, work top and double glazed window to rear. Upvc door to garden. Houses boiler & gas meters.

Nb

The property has oak wood doors throughout.



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Langdale Road, Hanging Heaton Dewsbury

- Guide Price £250,000 - £270,000
- Extended Three Bedroom Detached Dormer Bungalow
- 15ft Lounge, 12ft Orangery, 8ft Kitchen
- Southerly Facing Rear Garden
- Driveway. Garage. No Chain

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116354 - 0003

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