





## 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 build 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" ( 4.01 m To Wardrobes x 3.73 m )

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  $\times$  8' 8" MAX ( 2.67m MAX  $\times$  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.





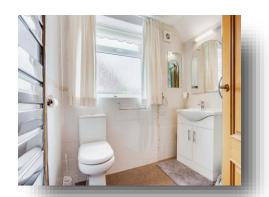
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## **Langdale Road, Hanging Heaton Dewsbury**

- 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

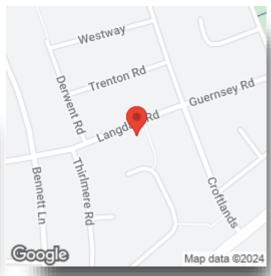
Tenure: Freehold EPC Rating: D

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116354



Property Ref: DWS116354 - 0003 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.



## 01924 468900



william h brown

Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.