



**The Town, Dewsbury WF12 0RB**



**welcome to**

**The Town, Dewsbury**

Guide Price £300,000 - £310,000 Situated in the heart of the ever popular Thornhill is this generously proportioned, inside and out, three bedroom detached true bungalow and only by viewing will you appreciate this property on offer..



### **Entrance Hallway**

(Being L-Shaped) Part double glazed Upvc door to front, double glazed windows to front and coving to ceiling. Gas central heating radiator, telephone point and laminate flooring. Access to loft space via drop down ladder. Loft space being 43ft, being partly boarded and having two double glazed Velux skylight windows to front.

### **Lounge Diner**

27' 5" MAX x 14' 5" MAX ( 8.36m MAX x 4.39m MAX ) Double glazed window to front and double glazed French doors to garden. Two gas central heating radiators, telephone and TV points. Coving to ceiling, double doors to hallway and kitchen. Laminate flooring. Multimedia wall with inset electric fire.

### **Kitchen**

11' 9" x 10' 3" ( 3.58m x 3.12m ) White gloss fitted kitchen with a range of wall and base units, complementary work surfaces, under and over unit lighting and splashback tiling. Astierite 1&1/2 bowl sink drainer with mixer tap. Electric hob, electric oven and wall mounted cooker hood. Integrated fridge, gas central heating radiator and coving to ceiling. Breakfast bar, double doors to lounge diner and double glazed window to rear. Tiled flooring.

### **Utility Room**

11' 9" x 7' 1" ( 3.58m x 2.16m ) Benefiting from wall units, work surfaces and splashback tiling. Astierite 1 & 1/2 bowl sink drainer with mixer tap. Coving to ceiling, wall mounted boiler, plumbing for washing machine and dishwasher. Double glazed window to rear and part double glazed door to garden.

### **Bedroom One**

14' 9" x 11' 9" ( 4.50m x 3.58m ) Double glazed window to rear. Gas central heating radiator, TV point and coving to ceiling. Door to en-suite shower room.

### **Shower Room**

9' 8" x 6' 9" ( 2.95m x 2.06m ) Double glazed window to rear. Double shower cubicle and shower attachment. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and shaving point. Gas central heating radiator and spotlights to ceiling. Tiled walls where visible.

### **Bedroom Two**

11' x 10' 8" ( 3.35m x 3.25m ) Double glazed window to front. Gas central heating radiator and TV point.

### **Bedroom Three**

10' 9" x 10' 8" MAX ( 3.28m x 3.25m MAX ) Double glazed window to front. Gas central heating radiator, telephone and TV points. Laminate flooring.

### **Family Bathroom**

Panelled bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap and storage below. Further wall mounted storage unit. WC, chrome ladder style radiator, spotlights to ceiling and extractor fan. Tiled walls and floor where visible.

### **Exterior**

To the front of the property there is tarmac driveway and turning point for multiple vehicles leading to the attached garage. Outside lighting and two side accesses to the rear garden. The good size rear garden has a southerly aspect and has a paved sitting area perfect to relax or entertain on. The rest of the garden has been lawned and is stocked with established plant tree and shrubs. Outside lighting and watering tap.

### **Nb**

CCTV will remain with the property.



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## The Town, Dewsbury

- Guide Price £300,000 - £310,000
- Three Double Bedroom Detached True Bungalow
- 27ft Lounge Diner, 11ft Kitchen & Utility Room
- Drive, Garage, Good-Sized Rear Garden
- Family Bathroom En-Suite To Master Bedroom

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116519 - 0008

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