



**Kilpin Hill Lane, Dewsbury WF13 4BH**

**welcome to**

**Kilpin Hill Lane, Dewsbury**

AFTER A PROPERTY THAT IS UNIQUE, QUIRKY AND GOT ' THAT FEELING ' ? THEN VIEW THIS CHARMING STONE BUILT DETACHED PROPERTY WITHOUT DELAY. GOT TO BE VIEWED TO BE APPRECIATED. Guide Price £245,000 - £260,000!



### **Entrance Porch**

Composite door to side, double glazed windows to front and side with fitted shutters. Part double glazed composite door to entrance lobby.

### **Entrance Lobby**

Stairs to first floor landing and access to ground floor accommodation.

### **Lounge**

15' 5" x 13' ( 4.70m x 3.96m )

Double glazed mullion windows to front and side with fitted shutters, gas central heating radiator and TV point. Beams to ceiling, cast iron fireplace with gas coal effect fire and marble hearth.

### **Kitchen Diner**

14' 9" x 12' 7" ( 4.50m x 3.84m )

Fitted kitchen with a range of wall and base units, complementary marble work surfaces and central island feature. Butler style sink with mixer tap. Gas cooker point, space for range cooker and extractor hood. Integrated washing machine and dishwasher. Cupboard housing the boiler, modern tall radiator and beams to ceiling. Karndean flooring, composite stable style door to garden/ driveway and double glazed mullion windows to front and rear with fitted shutters. Access to cellar space.

### **Cellar Space**

Ideal storage area, benefiting from power and light.

### **First Floor Landing**

Beams to ceiling, double glazed window to rear with fitted shutter.

### **Bedroom One**

14' 8" MAX x 10' 7" MAX ( 4.47m MAX x 3.23m MAX )

Double glazed mullion window to front with fitted shutters and views across Dewsbury, Heckmondwike and Batley. Gas central heating radiator. Built in storage cupboard, painted floor boards and beam to ceiling.

### **Bedroom Two**

12' 6" x 8' 7" MAX ( 3.81m x 2.62m MAX )

Double glazed mullion window to fronts with fitted shutters and views across Dewsbury, Heckmondwike and Batley. Built in wardrobe to one wall and gas central heating radiator. Laminate flooring.

### **Bedroom Three**

9' 9" x 7' 7" ( 2.97m x 2.31m )

Double glazed mullion windows to rear with fitted shutters. Gas central heating radiator and laminate flooring.

### **Family Bathroom**

10' 8" x 6' 2" ( 3.25m x 1.88m )

Double glazed window to rear with fitted shutter. Wood panelled bath with wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and gas central heating radiator. Built in storage cupboard and splashback tiling.

### **Exterior**

The exterior benefits from a wrap around garden with various sitting areas, off road parking and driveway the front. There is also a wonderful enclosed raised terrace area perfect to relax or entertain on. The property also benefits from outside lighting, two water taps and power points. Security cameras are to remain.

### **Detached Garage**

14' MAX x 14' MAX ( 4.27m MAX x 4.27m MAX )

Benefiting from an up and over door, power and light.



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## Kilpin Hill Lane, Dewsbury

- Guide Price £245,000 - £260,000
- Unique Three Bedroom Detached Stone Built Property
- 15ft Lounge, 14ft Kitchen Diner, Cellar Space
- Driveways, Garage, No Chain
- Courtyard, Raised Terrace Space

Tenure: Freehold EPC Rating: E

guide price

**£245,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116549 - 0004

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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@williambrown.co.uk](mailto:Dewsbury@williambrown.co.uk)



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



**[williambrown.co.uk](https://www.williambrown.co.uk)**