



Jilling Ing Park, Earlsheaton Dewsbury WF12 8DL

welcome to

Jilling Ing Park, Earlsheaton Dewsbury

IN A HURRY? DON'T WORRY.. NO CHAIN INVOLVED WITH THIS ONE !! Guide Price £200,000 - £225,000 Situated over three floors on this ever popular and in demand modern development. View today!!



Ground Floor Accommodation

Entrance Hallway

Being 21 ft. Composite door to front, laminate flooring and gas central heating radiator. Telephone point, understairs storage cupboard with power and light, plumbing for washing machine. Doors to ground floor accommodation and access to workshop/ storage area. Stairs to first floor landing.

Bedroom Four/ Reception Two

11' x 9' 2" (3.35m x 2.79m)

Double glazed french doors to garden, gas central heating radiator and TV point.

Utility Room

7' 6" x 6' 5" (2.29m x 1.96m)

Wall units, stainless steel sink drainer with mixer tap. Plumbing for washing machine and dishwasher. Work surface, splashback tiling and wall mounted boiler. Gas central heating radiator, part double glazed composite door to rear.

Cloakroom

WC, vanity wash hand basin with mixer tap and storage below. Laminate flooring, gas central heating radiator and part upvc panelling to walls.

First Floor Accommodation

First Floor Landing

Laminate flooring, double glazed window to side and gas central heating radiator. Doors to first floor accommodation and stairs to second floor landing.

Lounge

17' 1" MAX x 16' 2" MAX (5.21m MAX x 4.93m MAX)

(Being L- Shaped) Double glazed multi pane effect window to front, double glazed french doors to Juliet balcony and two gas central heating radiators. Telephone and TV points. Laminate flooring.

Kitchen Diner

16' x 11' 1" (4.88m x 3.38m)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Asterite 1 & 1/2 bowl sink drainer with mixer

tap. Electric hob and oven. Plumbing for washing machine, integrated microwave and laminate flooring. Gas central heating radiator, two double glazed multi pane effect windows to rear.

Top Floor Accommodation

Landing

Double glazed window to side, access to loft space and gas central heating radiator. Over bulkhead storage cupboard. Doors to accommodation.

Bedroom One

11' 3" MAX x 11' 2" MAX (3.43m MAX x 3.40m MAX)

Double glazed multi pane effect window to front, gas central heating radiator and fitted wardrobe to one wall . Door to en suite shower room.

En Suite Shower Room

Double glazed multi pane effect window to front. Shower cubicle with mounted shower, wash hand basin with mixer tap and WC. Shaving point, gas central heating radiator and splashback tiling.

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

Double glazed multi pane effect window to rear, fitted wardrobes to one wall and gas central heating radiator. TV point.

Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m)

Double glazed multi pane effect window to rear and gas central heating radiator.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap, WC and extractor fan. Shaving point, gas central heating radiator and tiled walls where visible.

Exterior

Driveway to front providing off street parking for multiple vehicles, outside lighting and side access gate leading to the rear of the property. The rear garden has artificial grass and has a raised decked

area perfect to relax on. Outside lighting, power points and water tap. Further paved area perfect for Al Fresco dining. External wood storage shed/ workshop with power and light.

Nb

The original garage has been converted into two spaces. Workshop 8'5 x 7'0 with worktop and power and light. Storage area 10'7 x 8'5 - electric up and over door , power and light.



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welcome to

Jilling Ing Park, Earlsheaton Dewsbury

- Guide Price £200,000 - £225,000
- Four Bedroom End Terrace Property
- 17ft Lounge, 16ft Kitchen Diner
- En-Suite To Master
-

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116337 - 0006

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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@williamhbrown.co.uk



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



williamhbrown.co.uk