



Kingfisher Way, Dewsbury WF12 7DN



welcome to

Kingfisher Way, Dewsbury

Guide Price £245,000 - £260,000 Recently built three-bedroom detached property close to all amenities, schooling and local town centres. Waiting for you to put your stamp on it. Don't miss it... view today!!



Entrance Lobby

Part double glazed composite door to front, gas central heating radiator and door to lounge.

Lounge

16' 2" MAX x 10' 2" MAX (4.93m MAX x 3.10m MAX)
Double glazed window to front and gas central heating radiator. Telephone and TV points.

Inner Lobby

Stairs to first floor landing and gas central heating radiator.

Ground Floor Cloakroom

WC, wash hand basin with mixer tap and splashback tiling. Gas central heating radiator and extractor fan.

Kitchen Diner

18' 9" x 7' 7" (5.71m x 2.31m)
Modern fitted kitchen with a range of wall and base units, complementary work surfaces. Asterite 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Integrated dishwasher and washing machine. Cupboard housing the boiler. Double glazed window to rear and double glazed French doors to garden.

First Floor Landing

Double glazed window to side, access to loft space and built in overstairs storage cupboard. Doors to first floor accommodation.

Bedroom One

14' 1" MAX x 9' 6" MAX (4.29m MAX x 2.90m MAX)
Double glazed window to front, built in mirror fronted sliding door wardrobes to one wall and gas central heating radiator and telephone point. Door to en suite shower room.

En Suite Shower Room

Double glazed window to front, double shower cubicle with concealed shower unit. Wash hand basin with mixer tap, WC and gas central heating radiator. Part tiled walls.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)
Double glazed window to rear, gas central heating radiator and mirror fronted sliding door wardrobe to one wall.

Bedroom Three

9' 8" x 7' 9" (2.95m x 2.36m)
Double glazed window to rear and gas central heating radiator.

Family Bathroom

Double glazed window to side. Panelled bath with mixer tap, wash hand basin with mixer tap. WC, gas central heating radiator and splashback tiling.

Exterior

To the front of the property there is a lawned garden, side access gate to the rear of the property. Tarmac driveway providing off street parking for two vehicles leading to the integral garage. Outside lighting. The enclosed, fenced rear garden has been lawned and has an outside water tap.

Integral Garage

16' 3" x 7' 9" (4.95m x 2.36m)
Benefiting from up and over door, power and light.

Please Note

There is a management charge for this proeprty which is 183.04 per annum.



view this property online williamhbrown.co.uk/Property/DWS116555



welcome to

Kingfisher Way, Dewsbury

- Guide Price £245,000 - £260,000
- Three Bedroom Detached Property
- 16ft Lounge, 18ft Kitchen Diner
- G/F WC, En-Suite To Master
- Driveway, Integral Garage

Tenure: Freehold EPC Rating: B

guide price

£245,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DWS116555



Property Ref:
DWS116555 - 0005

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.

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



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



williambrown.co.uk