



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 property which is 183.04 per annum.



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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
Council Tax Band: D

guide price

£245,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS116555 - 0009

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