



Windsor Road, Shaw Cross, Dewsbury WF12 7RE



welcome to

Windsor Road, Shaw Cross, Dewsbury

Guide Price £225,000 - £235,000 WANT A RECENTLY BUILT, READY-MADE HOUSE THAT YOU CAN JUST TURN THE KEY AND MOVE STRAIGHT IN? THEN DON'T MISS THIS LITTLE BEAUTY.. SURE NOT TO BE ON THE MARKET LONG.. VIEW TODAY!



Entrance Lobby

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

Lounge

14' 6" MAX x 13' MAX (4.42m MAX x 3.96m MAX)

Double glazed multi pane effect window to front, gas central heating radiator and feature panelled detailING to one wall. Stairs to first floor landing.

Kitchen Diner

17' MAX x 12' 8" MAX (5.18m MAX x 3.86m MAX)

White gloss fitted kitchen with a range of wall and base units, complementary work surfaces. Stainless steal sink drainer with mixer tap. Gas hob, electric oven and and wall mounted cooker hood. Gas central heating radiator, double glazed windows to rear with fitted blinds and plumbing for washing machine. Cupboard housing the boiler, double glazed French doors with fitted blinds to garden.

Ground Floor Wc

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

First Floor Landing

Access to loft space, gas central heating radiator and doors to first floor accommodation.

Bedroom One

13' 4" x 12' 9" (4.06m x 3.89m)

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

Bedroom Two

13' MAX x 12' MAX (3.96m MAX x 3.66m MAX)

Double glazed multi pane effect window to front, over bulkhead storage cupboard and gas central heating radiator.

Bathroom

Panelled bath with mixer tap with wall mounted shower over, wash hand basin with mixer tap and WC. Shavor point, extractor fan and gas central heating radiator. Splashback tiling.

Exterior

There is two allocated parking spaces at the front of the property. Outside lighting, electric car charging point. The enclosed rear garden has a paved area perfect to relax or entertain on. The rest of the garden has been lawned. Side access gate to the front. timber storage shed to remain.

Nb

The property has the remainder of the 10 year NHBC warranty guarantee (8 years remaining).



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Windsor Road, Shaw Cross Dewsbury

- Guide Price £225,000 - £235,000
- Two Double Bedroom Semi-Detached Property
- 14ft Lounge, 17ft Kitchen Diner
- G/F WC, Modern Family Bathroom
- Two Parking Spaces, Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116666 - 0003

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.

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