

Langdale Road, Hanging Heaton Dewsbury WF12 7EQ

## welcome to

# Langdale Road,

IF YOU ARE WANTING A THREE BEDROOM SEMI-DETACHED PROPERTY THAT HAS ALREADY BEEN EXTENDED FOR YOU AND WAITING FOR YOU TO PUT YOUR STAMP ON... THEN DON'T MISS THIS ONE! Guide Price £220,000 - £230,000

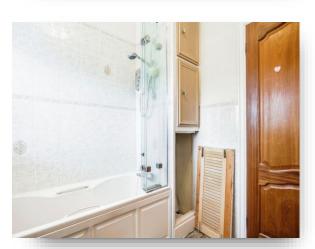












## **Entrance Hallway**

Part double glazed door to front, understairs storage cupboard and gas central heating radiator. Coving to ceiling and telephone point. Double glazed lead and stained glass effect window to front. Stairs to first floor landing.

## Lounge

13' 1" Into Bay x 12' (3.99m Into Bay x 3.66m) Double glazed lead and stained glass effect bay window to front, gas central heating radiator and gas central heating radiator. Coving to ceiling, inset gas coal effect fire with marble surround, inlay and hearth. Wall lights.

## **Reception Two/ Dining Room**

19' 5" x 15' 1" MAX ( 5.92m x 4.60m MAX )

Double glazed patio door to garden, two gas central heating radiators and coving to ceiling. Inset gas coal effect fire with marble surround, inlay and hearth. Wall lights.

#### **Kitchen**

10' 2" x 7' 9" ( 3.10m x 2.36m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink with mixer tap, gas hob and double electric oven. Plumbing for washing machine and dishwasher. Laminate flooring, double glazed window to rear and side. Part double glazed door to side.

### **First Floor Landing**

Double glazed window to side, dado rail and access to loft space. Doors to first floor accommodation.

#### **Bedroom One**

10' 4" x 9' 9" To Wardrobes ( 3.15m x 2.97m To Wardrobes )

Double glazed lead effect window to front, fitted wardrobes with over head storage and two drawers. Gas central heating radiator and telephone point.

#### **Bedroom Two**

11' 1" x 10' 5" ( 3.38m x 3.17m )

Double glazed window to rear and gas central heating radiator.

#### **Bedroom Three**

7' 4" x 6' 6" ( 2.24m x 1.98m )

Double glazed lead effect window to front, over bulkhead fitted wardrobe and gas central heating radiator.

#### **Bathroom**

Double glazed window to rear, wood panelled bath with wall mounted shower over. WC, wash hand basin and chrome ladder style radiator. Cupboard housing the boiler and tiled walls where visible.

#### **Exterior**

Paved driveway to the front providing off street parking for multiple vehicles, plant and shrub border with side access to the rear. The enclosed good sized rear garden has a paved area perfect to relax or entertain on, the rest of the garden has been lawned with established plant and shrub. Outside water tap, door to rear leading to workshop. Which benefits from light and power.





## welcome to

## Langdale Road, Hanging Heaton Dewsbury

- Guide Price £220,000 £230,000
- Extended Three Bedroom Semi-Detached Property
- 13ft Lounge, 19ft 2nd Reception Room
- 10ft Kitchen, Driveway
- In Need Of TLC, No Chain

Tenure: Freehold EPC Rating: D

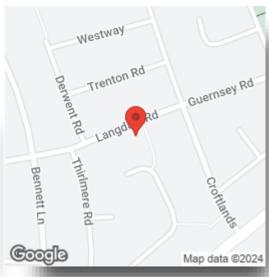
guide price

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS115936



Property Ref: DWS115936 - 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.



01924 468900



william h brown

Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.