



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.



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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

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Property Ref:
DWS115936 - 0003

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