



Jilling Gardens, Earlsheaton Dewsbury WF12 8DF

welcome to

Jilling Gardens, Earlsheaton Dewsbury

Guide Price £225,000 - £235,000 A LOT OF BANG FOR YOUR BUCK! VERSATILE LIVING AT ITS BEST.... NEED SPACE TO WORK FROM HOME?... NEED A 2ND RECEPTION ROOM? NEED A KIDS PLAY ROOM? THE POSSIBILITIES ARE ENDLESS! View today!



Ground Floor Accommodation

Entrance Hallway

(Being 21ft) Composite door to the front, under stairs storage cupboard, double glazed multi pane effect window to the side and gas central heating radiator. Stairs to first floor landing and access to all ground floor accommodation

Ground Floor Cloak Room

Low level flush WC, floating wash hand basin, splashback tiling, extractor fan and gas central heating radiator.

Utility Room

7' 7" x 6' 5" (2.31m x 1.96m)

Red gloss base units, part double glazed composite door to the garden, stainless steel sink drainer with mixer tap, plumbing for washing machine, work surface, gas central heating radiator, extractor fan, wall mounted boiler.

Bedroom Four / Reception Room

11' x 9' 2" (3.35m x 2.79m)

Double glazed French doors to the garden, gas central heating radiator, telephone & TV points

First Floor Accommodation

Landing

Doors to all first floor accommodation, gas central heating radiator and stairs to second floor accommodation.

Lounge

17' 2" MAX x 16' 2" MAX (5.23m MAX x 4.93m MAX)

(L Shaped) Double glazed multi pane effect window to the front, double glazed French doors to Juliet balcony, two gas central heating radiators, telephone points & TV points.

Kitchen Diner

16' 2" MAX x 11' (4.93m MAX x 3.35m)

Modern fitted red gloss kitchen with a range of wall and base mounted units with complimentary work surfaces over and under unit lighting, incorporating stainless steel 1 & 1/2 bowl sink drainer with mixer tap. gas hob, double electric oven, wall mounted cookerhood, gas central heating radiator and two double glazed multi pane effect windows to the rear overlooking the garden.

Second Floor Accommodation

Access to loft space, gas central heating radiator, built in airing cupboard and doors to all second floor accommodation

Bedroom One

11' 2" MAX x 11' 1" MAX (3.40m MAX x 3.38m MAX)

Double glazed multi pane effect window to the front, fitted wardrobes to one wall with mirror sliding doors, telephone & TV points. Door to en suite shower room.

En Suite Shower Room

Double glazed multi pane effect window to the front, double shower cubicle with wall mounted shower, wash hand basin with mixer tap, extractor fan, low level flush WC, shaver point, gas central heating radiator and part tiled walls.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed multi pane effect window to the rear and gas central heating radiator.

Bedroom Three

7' 7" x 7' 3" (2.31m x 2.21m)

Double glazed multi pane effect window to the rear and gas central heating radiator.

Family Bathroom

Panelled bath with mixer taps and shower attachment, wash hand basin with mixer tap and extractor fan, low level flush WC, shaver point, gas central heating radiator and part tiled walls.

Exterior

To the front of the property is a driveway providing off street parking leading to the integral garage. The tiered rear garden faces in a easterly direction and has a paved area leading to a further artificial grass area. There is an outside water tap.

Integral Garage

18' 1" x 8' 5" (5.51m x 2.57m)

Benefiting from up and over door, further roof storage, power and light. The property is alarmed and benefits from CCTV to the front and rear of the property.

There is an annual service charge of approx.£230 for the communal areas.



view this property online williamhbrown.co.uk/Property/DWS116400



welcome to

Jilling Gardens, Earlsheaton Dewsbury

- Guide Price £225,000 - £235,000
- Four Bedroom End Town House
- Versatile Accommodation Over Three Floors
- Driveway & Integral Garage
- Popular Modern Development

Tenure: Freehold EPC Rating: C

guide price

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116400



Property Ref:
DWS116400 - 0002

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@williamhbrown.co.uk



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



williamhbrown.co.uk