



**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.



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## 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

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Property Ref:  
DWS116400 - 0005

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