



**Aspen Grove, Dewsby WF13 2LQ**





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**Aspen Grove, Dewsbury**

Located within the popular area of Dewsbury is this 3 bedroom link detached property with entrance hall, downstairs WC, 13ft Lounge, 15ft Kitchen diner, Landing, master bedroom with en-suite, two further bedrooms and family bathroom...



### **Entrance Hallway Ground Floor Wc**

WC, wash hand basin with mixer tap. Gas central heating radiator, double glazed window to front and splashback tiling.

### **Lounge**

13' 4" MAX x 12' 4" MAX ( 4.06m MAX x 3.76m MAX )  
Double glazed window to front, gas central heating radiator and coving to ceiling. Gas fire with wooden surround, marble inlay and hearth. Telephone and TV points.

### **Kitchen Diner**

15' 6" x 9' 8" ( 4.72m x 2.95m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer. Gas oven, gas hob and extractor hood. Coving to ceiling, gas central heating radiator and understairs storage cupboard. Plumbing for washing machine and dishwasher. Double glazed window to rear, double glazed patio door to garden and part double glazed door to side.

### **Bedroom One**

12' 9" MAX x 10' 7" MAX ( 3.89m MAX x 3.23m MAX )  
Two double glazed windows to front, gas central heating radiator and built in wardrobe to one wall.

### **En Suite**

Shower cubicle with wall mounted over, wash hand basin with mixer

### **Bedroom Two**

8' 9" x 7' 6" ( 2.67m x 2.29m )  
Double glazed window to rear, laminate flooring and gas central heating radiator.

### **Bedroom Three**

7' 6" x 6' 5" ( 2.29m x 1.96m )  
Double glazed window to rear, laminate flooring and gas central heating radiator.

### **Family Bathroom**

Panelled bath with mixer tap, wash hand basin and WC. Part tiled walls and double glazed window to side.

### **Exterior**

Driveway to side providing off street parking for multiple vehicles leading to the integral garage and lawned garden to front. The rear garden has a paved and raised lawned area stocked with trees perfect for relaxing or entertaining on.



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## Aspen Grove, Dewsbury

- Three Bedroom Link-Detached
- 13ft Lounge & 15ft Kitchen Diner
- Downstairs Wc & En-suite
- Garage & Driveway
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116269 - 0005

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