

Spen View, Dewsbury Moor Dewsbury WF13 3PZ

## welcome to

# **Spen View, Dewsbury Moor Dewsbury**

Guide Price £265,000 - £285,000 DOWNSIZING? UPSIZING TO FAMILY HOME? FIRST TIME BUY? THIS TICKS THE BOXES FOR ALL OF YOU!! Situated on this no through road on this ever popular modern development. View today!!!













**Entrance Hallway** 

(Being L-Shaped) Part double glazed upvc door to front, gas central heating radiator and laminate flooring. Dado rail, access to loft space housing the boiler.

#### **Lounge Area**

13' 1" x 12' 2" ( 3.99m x 3.71m )

Double glazed lead effect window to front, telephone and TV points. Dado rail, laminate flooring and gas central heating radiator. Coving to ceiling, electric coal effect fire with tiled inlay and hearth with lighting.

## **Dining Area**

9' 1" x 8' 1" ( 2.77m x 2.46m )

Double glazed french doors to conservatory, coving to ceiling and dado rail. Laminate flooring and gas central heating radiator.

#### Kitchen

10' 5" x 8' (3.17m x 2.44m)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces and splashbacks. Asterite sink with mixer tap. Gas hob, double electric oven and wall mounted cooker hood. Integrated dishwasher, plumbing for washing machine and gas central heating radiator. Laminate flooring, double glazed window to rear and part double glazed lead effect door to rear.

#### Conservatory

16' 8" MAX x 11<sup>°</sup> 6" MAX ( 5.08m MAX x 3.51m MAX ) Of Upvc construction, double glazed window to rear and side. Double glazed french doors to garden, pitched roof and laminate flooring. Lighting.

#### **Bedroom One**

11' 3" MAX x 11' 3" To Wardrobes ( 3.43 m MAX x 3.43 m To Wardrobes )

Double glazed lead effect window to side, fitted wardrobes with overhead storage to one wall, fitted chest of drawers bedside tables and shelving to two walls. Gas central heating radiator, tv point and dado rail. Spotlights to ceiling and door to en suite shower room.

#### **En Suite Shower Room**

Double glazed lead effect window to rear, shower cubicle with wall mounted shower and WC. Tiled walls and floor where visible. Vanity wash hand basin with mixer tap and storage below. Extractor fan and gas central heating radiator. Shaver point and shaving point. Light.

#### **Bedroom Two**

14' 5" x 10' 1" MAX ( 4.39m x 3.07m MAX ) Double glazed lead effect window to front, gas central heating radiator and telephone and TV points. Coving to ceiling.

#### **Bedroom Three**

10' 1" MAX x 7' 1" MAX ( 3.07m MAX x 2.16m MAX ) Double glazed lead effect window to front, gas central heating radiator and coving to ceiling.

## **Family Bathroom**

Double glazed lead effect window to rear. Panelled bath with mixer tap and shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and laminate flooring. UPVC panelling to walls.

#### **Exterior**

Situated on a good sized corner plot with wrap around gardens with sitting areas to enjoy with a fabulous raised stone paved and decked area perfect for dining on. The garden is stocked with a variety of plant, tree and shrubs. Side access gate to the front. Outside water tap, power and lighting. Block paved driveway leading to front leading to the detached garage.

## **Detached Garage**

17' 4" x 7' 7" ( 5.28m x 2.31m )

Benefiting from a roller shutter style door, power and light.





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## **Spen View, Dewsbury Moor Dewsbury**

- Guide Price £265,000 £285,000
- Three Bedroom Detached True Bungalow
- 16ft Conservatory, 10ft Kitchen
- **En-Suite To Master**
- **Detached Garage**

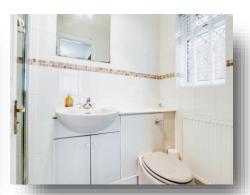
Tenure: Freehold EPC Rating: D

guide price

£265,000









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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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