



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' 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 (3.43m MAX x 3.43m 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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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116865 - 0006

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william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)