



**Ennerdale Road, Hanging Heaton Dewsbury WF12 7NG**



**welcome to**

**Ennerdale Road, Hanging Heaton Dewsbury**

Guide Price £230,000 - £245,000 IF YOU ARE WANTING A THREE BEDROOM SEMI-DETACHED PROPERTY THAT YOU CAN JUST TURN THAT KEY AND MOVE STRAIGHT IN... THEN DON'T MISS THIS ONE! NO CHAIN



### Entrance Porch

Upvc door to front, double glazed windows to front and side. Tiled flooring.

### Entrance Hallway

Double glazed upvc windows and door to entrance porch. Radiator, laminate flooring and stairs to first floor landing.

### Through Lounge

21' 7" x 11' 1" ( 6.58m x 3.38m )

Double glazed window to front, double glazed French doors to garden and two radiators. TV point, laminate flooring and coving to ceiling.

### Kitchen

16' 4" x 8' 2" ( 4.98m x 2.49m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine and integrated fridge freezer. Laminate flooring, radiator and double glazed window to rear. Upvc door to garden.

### First Floor Landing

Double glazed window to side, doors to first floor accommodation.

### Bedroom One

12' 3" x 11' ( 3.73m x 3.35m )

Double glazed window to front and radiator.

### Bedroom Two

11' 8" x 9' 9" ( 3.56m x 2.97m )

Double glazed window to rear and radiator. Access to loft space.

### Bedroom Three

9' 1" MAX x 8' 8" MAX Includes Bulkhead ( 2.77m MAX x 2.64m MAX Includes Bulkhead )

Double glazed window to front and radiator. Over bulkhead wardrobe.

### Family Bathroom

8' x 7' 2" ( 2.44m x 2.18m )

Double glazed windows to front and side. P-shaped bath with concealed shower unit over. Wash hand basin with mixer tap, WC and chrome ladder style radiator. Tiled walls and floor where visible.

### Exterior

To the front of the property there is a tarmac driveway providing off street parking leading to the attached garage. Purple slate front garden. The good sized enclosed rear garden faces in a southerly direction and is lawned with two paved sitting areas to relax or entertain on and has a wonderful willow tree.

### Attached Garage

25' 6" x 7' 2" ( 7.77m x 2.18m )

Larger than normal garage, up and over door, lighting and door to garden. Houses the boiler.



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welcome to

## Ennerdale Road, Hanging Heaton Dewsbury

- Guide Price £230,000 - £245,000
- Three Bedroom Semi-Detached Property
- 21ft Through Lounge, 16ft Kitchen
- Family Bathroom, Driveway, 25ft Garage
- Good Sized Rear Garden, No Chain

Tenure: Freehold EPC Rating: D

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS116929 - 0005

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