

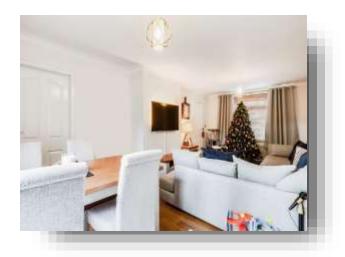
Ennerdale Road, Hanging Heaton Dewsbury WF12 7NG

welcome to

Ennerdale Road, Hanging Heaton Dewsbury

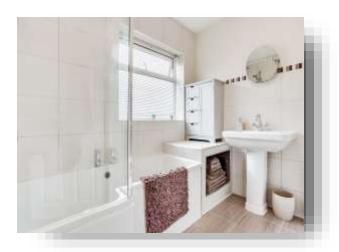
Guide Price £230,000 - £245,000 IF YOU ARE WANTING A THREE BEDROOM SEMI-DETACHED PROPERTY THAT YOU CAN JUST TURN THAT KEY AND MOVE STRAIGHT IN... THEN DON'T MISS THIS ONE! NO CHAIN













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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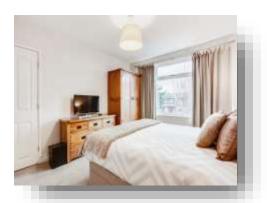
Ennerdale Road, Hanging Heaton Dewsbury

- 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

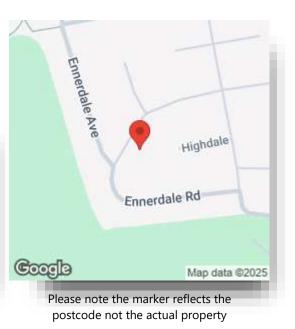
guide price

£230,000









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Property Ref: DWS116929 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) 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 will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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