



Manor Park, Dewsbury WF12 7ST

welcome to

Manor Park, Dewsbury

FANCY LIVING ON A SMALL, EXCLUSIVE, MODERN DEVELOPMENT TUCKED AWAY OFF CHIDSWELL LANE BUT STILL HANDILY POSITIONED FOR ALL AMENITIES. DON'T MISS THIS BEAUTY... VIEW TODAY!!



Entrance Lobby

Part double glazed composite door to front, double glazed window to front and laminate flooring. Door to ground floor wc.

Ground Floor Wc

WC, floating wash hand basin with mixer tap and radiator. Laminate flooring, double glazed lead effect window to front.

Entrance Hallway

Radiator, stairs to first floor landing and door to garage. Doors to ground floor accommodation.

Lounge

16' 2" x 11' 6" (4.93m x 3.51m)
Double glazed lead effect window to front, radiator and laminate flooring. TV point, coving to ceiling and feature pebble effect gas fire with decorative surround. Glazed multi pane doors to dining/ reception two. Fibre broad band.

Dining Room/ Reception Two

9' 7" x 8' 8" (2.92m x 2.64m)
Double glazed patio door to garden, laminate flooring and coving to ceiling. Glazed multi pane doors to lounge. Radiator.

Kitchen Breakfast Room

15' x 10' 8" (4.57m x 3.25m)
White gloss fitted kitchen with a range of wall and base units, complementary work surfaces. Stainless steel sink drainer with mixer tap. Gas cooker point, space for range cooker and wall mounted cooker hood. Integrated fridge freezer and dishwasher. Tall radiator and part spotlights to ceiling. Understairs storage cupboard and double glazed window to rear.

Utility Room

5' 8" x 5' 6" (1.73m x 1.68m)
Wall and base units, stainless steel sink drainer with mixer tap and plumbing for washing machine. Work surface, chrome ladder style radiator and laminate flooring. Part double glazed upvc door to garden.

First Floor Landing

Built in storage cupboard, access to loft space which has been partly boarded. Doors to first floor accommodation.

Bedroom One

15' 3" x 11' 7" (4.65m x 3.53m)
Double glazed lead effect window to front, radiator and laminate flooring. Fitted wardrobes, drawers and bedside tables to three walls. Door to en suite shower room.

En Suite Shower Room

Double glazed lead effect window to front, shower cubicle with wall mounted shower. Vanity wash hand basin with mixer tap and storage below. Shaver point, WC and chrome ladder style radiator. Part tiled walls and laminate flooring.

Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)
Double glazed lead effect window to front, radiator and part mirror fronted sliding door wardrobes to one wall.

Bedroom Four

10' 3" x 8' 2" (3.12m x 2.49m)
Double glazed lead effect window to rear with far reaching views, mirror fronted sliding door fitted wardrobes to one wall and radiator.

Bedroom Three

10' 3" MAX x 10' 1" MAX (3.12m MAX x 3.07m MAX)
Double glazed window to rear with far reaching views, radiator and laminate flooring. The current vendors uses this as an office.

Family Bathroom

Double glazed window to rear, double ended bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and laminate flooring. Part tiled walls, chrome ladder style radiator and spotlights to ceiling.

Exterior

Lawned front and side gardens with plant and shrub borders, block paved driveway providing off street parking leading to the integral garage and allocated parking to side. Side access to the rear. Outside water tap and outside lighting. The enclosed tiered rear garden has paved sitting areas perfect to relax or entertain on and the rest of the garden is lawned with established plant and shrub borders. Side access gate.

Integral Garage

18' 6" x 8' 5" (5.64m x 2.57m)
Benefiting from an electric up and over door, power and light. Door to hallway and houses the boiler.



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welcome to

Manor Park, Dewsbury

- Four Double Bedroom Detached Property
- Two Reception Rooms, G/F WC
- Modern Bathroom & En- Suite
- Driveway, Garage
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116938 - 0011

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