



Amberwood Chase, Dewsbury WF12 7NZ

welcome to

Amberwood Chase, Dewsbury

PRACTICALLY PERFECT IN EVERY WAY & TICKS ALL THE BOXES Only by viewing this executive family home on this sought after and popular modern development just off Owl Lane will you appreciate the accommodation on offer!!



Entrance Hall

Part double glazed composite door to front, wood flooring and gas central heating radiator. Understairs storage cupboard.

Downstairs Wc

Double glazed window to front, wc, floating wash hand basin. Gas central heating radiator. Part tiled walls and tiled floor.

Lounge

14' 8" x 10' (4.47m x 3.05m)

Double glazed bay window to front, gas central heating radiator and spotlights to ceiling. Telephone and TV points.

Kitchen Diner

20' 8" x 8' 6" (6.30m x 2.59m)

Cream gloss fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashback tiling. 1 & 1/2 Bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Wine fridge, integrated fridge and freezer. Integrated dishwasher. Double glazed window to rear and double glazed French doors to garden. Spotlights to ceiling and gas central heating radiator.

Utility Area

Double glazed window to rear and plumbing for washing machine. Wall and base units with complementary work surfaces. Composite door to side.

First Floor Landing

Doors to accommodation, airing cupboard and access to loft space via drop down ladder which has been boarded with power and light. Gas central heating radiator.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front, spotlights to ceiling and gas central heating radiator. Door to ensuite shower room.

En Suite Shower Room

Double glazed window to front, wash hand basin with mixer tap. WC, gas central heating radiator and enclosed shower cubicle with wall mounted shower over. Tiled walls and floor where visible.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to front, spotlights to ceiling and gas central heating radiator. Built in wardrobe to one wall.

Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to rear, spotlights to ceiling and gas central heating radiator.

Bedroom Four

9' 6" x 7' 1 (2.90m x 2.13m)

Double glazed window to rear, spotlights to ceiling and gas central heating radiator. Built in Wardrobe to one wall.

Family Bathroom

Double glazed window to rear, panelled bath with mixer tap and wall mounted shower over. WC, wash hand basin with mixer tap. Part tiled walls and floor where visible.

Exterior

To the front of the property there is a lawned garden and block paved driveway providing off street parking leading to the integral garage. The enclosed rear garden has been paved and lawned. Outside lighting, power points and water tap.



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welcome to

Amberwood Chase, Dewsbury

- Four Bedroom Detached Property
- 20ft Kitchen Diner, 14ft Lounge
- Integral garage & Enclosed Garden
- Modern Throughout
- View Today

Tenure: Freehold EPC Rating: B

offers over

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116966 - 0004

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