



Moor Park Gardens, Dewsbury WF12 7AS

welcome to

Moor Park Gardens, Dewsbury

Guide Price £260,000 - £280,000 WANT A PROPERTY THAT HAS NO EXPENSE SPARED ON IT BY THE PREVIOUS OWNERS AND READY TO MOVE INTO AND OFFERING FLEXIBLE ACCOMMODATION FOR ALL THE FAMILY? THEN DONT MISS THIS BEAUTY!!



Lounge

16' 7" x 11' 1" MAX (5.05m x 3.38m MAX)

Double glazed picture window to the front with fitted window blinds, gas central heating radiator, TV point, coving to the ceiling, spotlights and inset remote control log effect fire.

Reception Two

19' x 9' 3" (5.79m x 2.82m)

Double glazed window to the rear with views across Dewsbury, Hanging Heaton golf course and beyond, double glazed sliding patio door to the garden, TV point, coving and LED spotlights to the ceiling. Wall lights.

Kitchen Diner

20' 5" x 18' 8" MAX (6.22m x 5.69m MAX)

(Being L-Shaped)Fantastic sized fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over incorporating, asterite 1.5 sink and drainer with mixer tap, splashbacks, space for Range cooker with cooker hood over, plumbing for dishwasher, two gas central heating radiators, TV and telephone point, space for several appliances, LED spotlights to the ceiling, part coving to the ceiling, wood flooring with multi pane doors to Reception Two and further access to Reception Three/Fourth bedroom with a composite door to the side.

Inner Hallway

Door to bathroom and utility room. Gas central heating radiator.

Utility Room

A range of wall and base mounted units with complimentary work surfaces over, circular stainless steel sink and drainer with mixer tap, plumbing for washing machine, wall mounted boiler, double glazed window to the front with fitted blinds and splashbacks.

Reception Three / Bedroom Four

12' x 8' 9" (3.66m x 2.67m)

Gas central heating radiator, telephone and TV points. Double glazed lead effect French doors to the garden.

Home Office Space

8' 2" x 5' 3" (2.49m x 1.60m)

A range of white gloss wall and base mounted units with complimentary work surface over. Double glazed lead effect window to front with fitted blinds. Laminate flooring.

Bathroom

Bathroom suite comprising of panelled bath with mixer taps and shower over, WC, vanity wash hand basin with mixer tap and storage below, tiled walls and floor to all visible areas, chrome ladder style radiator, white gloss storage units, LED spotlights to the ceiling and double glazed window to the side.

First Floor Landing

Doors to all rooms and gas central heating radiator.

Master Bedroom

18' 8" MAX x 8' 3" MAX (5.69m MAX x 2.51m MAX)

Double glazed window to the rear with fitted blinds and views across Dewsbury, Batley and Hanging Heaton golf course and beyond. There is a range of white gloss wardrobes to three walls and this also includes overhead storage, dressing table and side table, gas central heating radiator, telephone point, TV point and spotlights to the ceiling.

Ensuite Shower Room

Modern en suite shower room, double glazed Velux skylight to the front, vanity wash hand basin with mixer tap and storage below, double shower cubicle with wall mounted shower, WC, wash hand basin, gas central heating radiator, LED spotlights, UPVC panelling to walls and ceiling and fitted storage unit.

Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m)

Double glazed window to the front with fitted blinds, fitted white gloss wardrobes to three walls including overhead storage, dressing unit and drawers, gas central heating radiator, LED spotlights to the ceiling, access to the loft space which is boarded and insulated. TV point

Bedroom Three

10' 7" Into Wardrobes x 8' 1" (3.23m Into Wardrobes x 2.46m)

Double glazed lead effect window to the rear with fitted blinds and far reaching views, white gloss fitted wardrobes to walls with sliding doors, including overhead storage, gas central heating radiator and LED spotlights to the ceiling, TV point.

Exterior

The property is accessed by a tarmac driveway providing off street parking for several cars. The low maintenance rear garden has artificial grass, decked and stone paved areas making this ideal for entertaining with views across Dewsbury, Batley, Hanging Heaton golf course and beyond. The wooden storage shed is to remain with light. External water taps and power points to the front and back, External lighting.



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Moor Park Gardens, Dewsbury

- Guide Price £260,000 - £280,000
- Two/ Three Reception Rooms, 20ft Kitchen Diner, Separate Utility Room
- Three/ Four Double Bedrooms (Master With En-Suite Facilities)
- Driveway Providing off Street Parking For Several Cars
- Fantastic Views To The Rear... View Today!

Tenure: Freehold EPC Rating: E

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117042 - 0003

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