



Wakefield Road, Earlsheaton Dewsbury WF12 8ET



welcome to

Wakefield Road, Earlsheaton Dewsbury

A HOME ISN'T A PLACE IT'S A FEELING and this one's got THAT feeling!! Guide Price £240,000 - £250,000 Situated on the ever popular Wakefield Road is this well-proportioned four bedroom semi-detached property. No chain. Don't miss it... view today!!!



Entrance Porch

Door to front, single glazed windows to front and side. Tiled flooring.

Entrance Hallway

Double glazed window to side, coving to ceiling and ceiling rose. Stairs to first floor landing, doors to ground floor accommodation and understairs storage cupboard housing the boiler. Gas central heating radiator.

Lounge

13' 7" Into Bay x 12' 1" Max (4.14m Into Bay x 3.68m Max)
Double glazed bay window to front, telephone and TV points. Coving to ceiling. ceiling rose and gas central heating radiator. Inset electric fire.

Dining Room / Reception Two

14' 4" x 11' 2" MAX (4.37m x 3.40m MAX)
Gas central heating radiator, coving to ceiling and ceiling rose. Picture rail, doors lounge and conservatory.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashbacks. 1 & 1/2 Bowl sink drainer with mixer tap. Electric hob, electric oven and wall mounted cooker hood. Integrated fridge freezer, space for washing machine and double glazed window to side. Part double glazed Upvc door to rear. Tiled flooring and coving to ceiling. Underfloor heating.

First Floor Landing

Double glazed window to side, stairs to top floor accommodation and doors to accommodation

Bedroom One

14' 4" x 10' To Wardrobes (4.37m x 3.05m To Wardrobes)
Double glazed window to rear, gas central heating radiator, coving to ceiling and built in wardrobes to one wall.

Bedroom Two

12' 5" MAX x 11' 2" (3.78m MAX x 3.40m)
Double glazed window to front, gas central heating radiator and coving to ceiling.

Bedroom Four

7' 8 x 5' 7" (2.13m 8 x 1.70m)
Double glazed window to front, gas central heating radiator and loft hatch. Laminate flooring.

Family Bathroom

Double glazed window to rear. Jacuzzi style bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap, tiled walls and floor where visible. Chrome ladder style radiator.

Top Floor Accommodation

Bedroom Three

12' 7" MAX x 12' 9" MAX (3.84m MAX x 3.89m MAX)
Two double glazed Velux windows to front and rear, gas central heating radiator and eaves storage. Door to ensuite wc.

En Suite Wc

Wash hand basin with hot and cold taps, wc and double glazed window to side.

Exterior

To the front of the property there is a tired garden stocked with established plant and shrub borders with steps leading to the front of the property. Tarmac driveway to side providing off street parking for multiple vehicles leading to the rear garden. The enclosed rear garden is paved, decked and lawned perfect for relaxing or entertaining on.



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Wakefield Road, Earlsheaton Dewsbury

- Guide Price £240,000 - £250,000
- Four Bedroom Semi Detached Property
- 13ft Lounge, 14ft reception two
- 10ft conservatory
- View Today

Tenure: Freehold EPC Rating: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116986 - 0004

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