

**Bywell Road, Dewsbury WF12 7LJ** 

## welcome to

# **Bywell Road, Dewsbury**

Guide Price £275,000 - £290,000 WANT A PROPERTY IN A POPULAR LOCATION WHERE ALL THE HARD WORK HAS BEEN DONE FOR YOU AND ALL YOU NEED TO DO IS PUT YOUR OWN STAMP ON IT? THEN VIEW THIS BEAUTY TODAY! BE QUICK!













#### **Entrance Hallway**

Part double glazed composite door to front, radiator, laminate flooring and telephone point. Stairs to first floor landing doors to ground floor accommodation, open to kitchen diner.

## Lounge

23' 5" x 12' 5" ( 7.14m x 3.78m )

Double glazed multi pane effect window to front, two radiators and TV point. Part coving to ceiling. Double glazed French doors to Orangery.

### **Kitchen Diner (in Two Parts)**

27' 7" x 7' 9" ( 8.41m x 2.36m )

In two parts further part 8' x 6'4 Modern fitted white gloss kitchen with a range of wall and base units. Complementary work surfaces. Asterite 1 1/2 sink bowl drainer with mixer tap, electric hob and double electric oven. Integrated washing machine, dishwasher, wine cooler and fridge freezer. Telephone and TV points. Laminate flooring and under unit floor heater, spot lights to ceiling. Cupboard housing the boiler. Two double glazed windows to rear and double glazed multi pane effect window to front. Part Upvc double glazed door to rear.

### **Orangery**

14' x 9' 9" ( 4.27m x 2.97m )

Double glazed windows to rear and side, wall lights, tiled flooring and radiator. Double glazed French doors to garden. Please note the Orangery has a solid roof.

#### **First Floor Accommodation**

Landing/study area. Stairs rising to top floor accommodation. Dado rail, double glazed multi pane effect window to side. Doors to first floor accommodation.

#### **Bedroom 2**

11' 6" max x 11' 2" max ( 3.51m max x 3.40m max ) Double glazed multi pane effect widow to front. Wall lights, dado rail and radiator. Fitted wardrobes dressing table, drawers and over head storage to two walls.

#### **Bedroom 3**

11' 5" x 9' 4" to wardrobes ( 3.48m x 2.84m to wardrobes ) Double glazed window to rear, radiator and sliding door fitted wardrobes to one wall. Dado Rail.

#### Family Bathroom/Wetroom

Double glazed window to rear. Free standing double ended bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap and storage below. WC, part tiled walls and wall mounted shower with jet sprays.

### **Top Floor Accommodation**

Landing, double glazed window to side and door to Bedroom 1.

#### **Bedroom 1**

16' 7" max x 15' 8" max ( 5.05m max x 4.78m max ) Restricted head height in places. Double glazed window to rear, Velux sky light window to front. TV point. Spotlights to ceiling. Storage into eaves. Door to ensuite shower room.

#### **Ensuite Shower Room**

Double glazed window to rear. Corner shower cubicle with wall mounted shower. WC, vanity wash hand basin with mixer tap and storage below. Radiator and spot lights to ceiling. Tiled walls and floor where visible.

#### **Exterior**

To the front of the property is a block paved driveway with off street parking for multiple vehicles. Plant borders. Good sized enclosed rear garden has various sitting areas to relax or entertain on. Paved, decked and lawned areas. Pergola area to rear, water feature and flower beds stocked with plants and shrubs. Timber storage shed/bar benefiting from power points and lighting. Garden also has outside water tap, lighting and power power points NB- The property benefits from solar panels which are owned by the vendors,





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## **Bywell Road, Dewsbury**

- Guide Price £275.000 £290.000
- Extended Three Double Bedroom Semi-Detached Property
- 14ft Orangery
- Driveway, Wonderful Rear Garden

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### Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1926. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

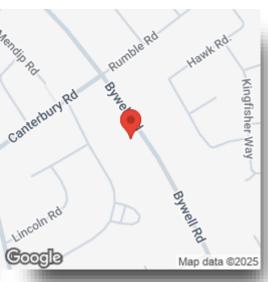
## guide price

# £275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117104



Property Ref: DWS117104 - 0004 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 guidance 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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