



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 window 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

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Property Ref:
DWS117104 - 0005

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