



Eskdale Close, Dewsbury WF12 7PT



welcome to

Eskdale Close, Dewsbury

Guide Price £215,000 - £225,000 UPSIZE? DOWNSIZE? OR FIRST TIME BUYER? THIS THREE BEDROOM SEMI-DETACHED PROPERTY ON ' THE LAKES ' HANGING HEATON TICKS THE BOXES FOR ALL OF YOU! DON'T MISS IT.



Entrance Hallway

Part double glazed Upvc door to front, understairs storage cupboard and gas central heating radiator. Laminate flooring, double glazed window to front and stairs to first floor landing.

Lounge

12' 8" Into Bay x 12' 6" (3.86m Into Bay x 3.81m)
Double glazed bay window to front, gas central heating radiator and TV point. Coving to ceiling and wall lights.

Kitchen Diner

18' 5" x 14' 7" (5.61m x 4.45m)
Modern dark grey gloss fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer with mixer tap. Electric oven, induction hob and wall mounted cooker hood. Integrated microwave, washing machine and dishwasher. Gas central heating radiator, double glazed window to rear and double glazed upvc door to side. Double glazed patio door to garden. Laminate flooring, spotlights to ceiling and storage cupboard housing the boiler.

First Floor Landing

Double glazed window to side, access to loft space and doors to first floor accommodation.

Bedroom One

13' 7" Into bay x 11' 3" (4.14m Into bay x 3.43m)
Double glazed window to front, spotlights to ceiling, laminate flooring and gas central heating radiator. Sliding door mirror fronted fitted wardrobes to one wall.

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)
Double glazed window to rear, spotlights to ceiling and gas central heating radiator.

Bedroom Three

7' MAX x 6' 5" MAX Includes Bulkhead (2.13m MAX x 1.96m MAX Includes Bulkhead)
Double glazed window to front, gas central heating radiator and coving to ceiling.

Family Bathroom

Double glazed windows to rear and sides. P shaped bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. WC, chrome ladder style radiator and extractor fan. Spotlights to ceiling and splash back tiling.

Exterior

The front garden is lawned with plant and shrub borders, tarmac driveway providing off street parking for multiple vehicles leading to the detached garage. Side access gate leading to the rear. The enclosed rear garden has a paved area perfect to relax or entertain on and the rest of the garden has been pebbled with plant and shrubs. Outside water tap.

Detached Garage

17' 6" x 7' 5" (5.33m x 2.26m)
Benefiting from an up and over door, double glazed window to side and door to rear.

Nb

The property has oak doors throughout.



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Eskdale Close, Dewsbury

- Guide Price £215,000 - £225,000
- Three Bedroom Semi-Detached Property
- 12ft Lounge, 18ft Kitchen Diner
- Family Bathroom, Driveway
- Detached Garage, Cul-De-Sac

Tenure: Freehold EPC Rating: D

guide price

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117093 - 0006

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