



**Scarr End Lane, Moorend Dewsbury WF13 4NY**



**welcome to**

**Scarr End Lane, Moorend Dewsbury**

LOCATION LOCATION LOCATION! Tucked away off Brewerton Lane, Dewsbury, with views to die for to the front of the property, is this well-proportioned four bedroom detached property waiting for you to put your stamp on



### Entrance Lobby

Timber doors to front and rear, double glazed window to side and tiled flooring. Stairs to ground floor accommodation. Door to lower ground floor utility room.

### Lower Ground Floor Utility Room

Work surface, plumbing for washing machine and splashback tiling. Wall mounted boiler, tiled flooring and double stainless steel sink.

### Ground Floor Accommodation

#### Entrance Hallway

Door to side, central heating radiator and coving to ceiling. Stairs to first floor landing and doors to ground floor accommodation.

### Lounge

18' 3" x 12' 1" ( 5.56m x 3.68m )  
Double glazed windows to front and side with views across Dewsbury, Heckmondwike and beyond. Two central heating radiators, coving to ceiling and laminate flooring. Picture rail.

### Reception Two

15' 6" x 9' 9" ( 4.72m x 2.97m )  
Double glazed window to rear, two central heating radiators and tiled flooring. Telephone and TV points. Free standing wood burner and built in storage cupboard to one wall.

### Home Office / Snug

13' 2" x 8' 6" ( 4.01m x 2.59m )  
Double glazed window and door to front with far reaching views across Dewsbury, Heckmondwike and beyond. Two central heating radiator, coving to ceiling and wood flooring. Wall lights, multi fuel burner and open to hallway.

### Kitchen Diner

21' 1" x 12' ( 6.43m x 3.66m )  
Fitted kitchen with a range of wall and base units, over unit lighting, complementary work surfaces and splashback tiling. Stainless double sink with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood. Integrated dishwasher, fridge and microwave. Two central heating radiators, telephone point and coving to ceiling. Laminate flooring, double glazed window to rear, double glazed patio door to garden.

### Ground Floor Bathroom

Double glazed window to side, double ended tiled bath with mixer tap and corner shower cubicle with concealed shower unit. Floating wash hand basin, WC and shaver point, central heating radiator. Part tiled and part Upvc panelling to walls.

### First Floor Landing

Skylight window to side, built in storage cupboard and doors to first floor accommodation.

### Bedroom One

15' 1" x 11' 3" ( 4.60m x 3.43m )  
Double glazed window to side, central heating radiator and coving to ceiling. Fitted wardrobes and built in storage to two walls. Double glazed French doors to balcony.

### Bedroom Two

12' 9" x 8' 6" ( 3.89m x 2.59m )  
Double glazed window to front with far reaching views across Dewsbury, Heckmondwike and beyond. Laminate flooring and central heating radiator.

### Bedroom Three

11' 9" x 7' 8" ( 3.58m x 2.34m )  
Double glazed window to side, built in wardrobes to one wall and central heating radiator. Spotlights to ceiling and laminate flooring.

### Bedroom Four

11' 7" Max x 7' 7" ( 3.53m Max x 2.31m )  
Double glazed window to side with views across Emley Mast, central heating radiator and laminate flooring.

### Family Bathroom

Double glazed window to side, wood panelled bath with wall mounted shower over. Wash hand basin, WC and laminate flooring. Wood cladded walls.

### Exterior

To the front of the property there is a block paved driveway leading to the detached garage. The tiered mature front garden has various sitting areas including block paved and decked areas to enjoy the garden and views. Outside lighting. The established rear garden is mainly lawned, stocked with mature plant, trees and shrubs. Pond feature. Block paved sitting area to the rear to relax or entertain on.

### Detached Garage

17' 2" x 17' ( 5.23m x 5.18m )  
Benefiting from a remote control up and over door, power and light.



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## Scarr End Lane, Moorend Dewsbury

- Four Bedroom Detached Property
- 18ft Lounge, 15ft Reception Two, 13ft Snug / Home Office
- 21ft Kitchen Diner, Utility Room, Two Bathrooms
- Driveway, Detached Garage, Views To The Front
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Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116461 - 0005

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