



**Woodburn Avenue, Earlsheaton Dewsbury WF12 8LJ**



**welcome to**

**Woodburn Avenue, Earlsheaton Dewsbury**

Guide Price £220,000 - £230,000 RARE TO THE MARKET... READY TO UPSIZE, DOWNSIZE OR JUMP STRAIGHT IN WITH YOUR FIRST TIME BUY? THEN THIS IS THE ONE FOR ALL OF YOU...DONT MISS IT... VIEW TODAY!



### Entrance Hall

Part double glazed composite door to the side, double glazed window to the side. gas central heating radiator, wood flooring, stairs to landing and telephone point.

### Lounge

14' 3" x 13' ( 4.34m x 3.96m )

Double glazed window to the front with views across Ossett, TV point, decorative marble surround, inlay and hearth with inset electric fire.

### Kitchen / Breakfast Room

13' MAX x 9' 2" MAX ( 3.96m MAX x 2.79m MAX )

Fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over, incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, induction hob, double electric oven, splashbacks, gas central heating radiator, double glazed window to the conservatory and door to conservatory.

### Conservatory

18' 3" x 9' 1" ( 5.56m x 2.77m )

Of part upvc construction, double glazed windows to the rear and side, French doors to garden, wall lights and pitched roof.

### Ground Floor Bathroom

Double glazed window to the side, panelled bath with mixer taps and shower attachment, vanity wash hand basin with mixer tap and storage below, part tiled walls and ladder style radiator.

### Bedroom Three / Study

10' 7" x 7' 3" ( 3.23m x 2.21m )

Double glazed windows to the front and side, fitted wardrobes housing the meters, gas central heating radiator and wood flooring.

### Utility Cupboard

Benefiting from power and light with plumbing for washing machine.

### First Floor Landing

Access to loft space and doors to first floor accommodation.

### Bedroom One

13' 1" x 9' 3" ( 3.99m x 2.82m )

Double glazed window to the rear, gas central heating radiator and eaves storage allowing access to the boiler.

### Bedroom Two

13' x 8' 8" ( 3.96m x 2.64m )

Double glazed window to the front, gas central heating radiator and eaves storage.

### Shower Room

Double glazed skylight to the side, shower cubicle, vanity wash hand basin with mixer tap and storage below, ladder style radiator and low level flush WC.

### Detached Garage

25' x 7' 6" ( 7.62m x 2.29m )

Benefiting from an up and over door, power and light with door to the side which has access to the garden.

### Exterior

To the front of the property is a laid to lawn garden with plant and shrub borders. To the side is a block paved driveway providing off street parking for multiple vehicles with side access to the rear. There is also access to the detached garage. The larger than average, having a south westerly aspect, enclosed rear garden is tiered with a flag paved sitting area perfect to relax or entertain on or just soak up the sun with further tiers which are laid to lawn stocked with plant, shrubs and plum tree. There is also an outside watering tap.

NB - The solar panels to the roof are owned by the current vendors - not rented



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## Woodburn Avenue, Earlsheaton Dewsbury

- Guide Price £220,000 - £230,000
- Three Bedroom Chalet Style Semi-Detached Bungalow
- 14ft Lounge, 13ft Kitchen, 18ft Conservatory
- Bathroom & Separate Shower Room
- Driveway, 25ft Detached Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117236 - 0003

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