



Leeds Road, Dewsbury WF12 7QD

welcome to

Leeds Road, Dewsbury

Guide Price £180,000 - £190,000 DECEPTIVELY GOOD SIZED GREAT FTB? UPSIZE? OR DOWNSIZE INTO? THE CHOICE IS YOURS BUT BE QUICK!!



Entrance Hallway

Upvc door to front, cornicing to ceiling and gas central heating radiator. Laminate flooring, stairs to first floor landing and doors to ground floor accommodation.

Lounge

15' 8" Into Bay x 13' 2" (4.78m Into Bay x 4.01m)
Double glazed bay window to front, gas central heating radiator and TV point. Cornicing to ceiling and ceiling rose. Picture rail, wall mounted gas fire with decorative surround, marble inlay and hearth.

Reception Two

14' 6" x 13' 9" (4.42m x 4.19m)
Double glazed window to rear, gas central heating radiator and TV point. Ceiling rose, picture rail and laminate flooring. Gas coal effect fire with decorative surround marble, inlay and hearth.

Kitchen

7' 7" x 6' 2" (2.31m x 1.88m)
Fitted kitchen with a range of wall base units, complementary work surfaces and splashback tiling. Stainless steel circular sink. Gas cooker point, plumbing for washing machine and gas central heating radiator. Laminate flooring, upvc door to side and access to cellar. Double glazed window to side.

Cellar

11' x 7' 7" (3.35m x 2.31m)
Ideal storage area, benefiting from double glazed window to rear, power points and lighting. Gas central heating radiator, access to the boiler and houses both gas and electric meters.

First Floor Landing

Access to loft space, coving to ceiling and doors to first floor accommodation.

Bedroom One

16' 5" x 9' 7" (5.00m x 2.92m)
Double glazed window to front, gas central heating radiator and two sets of sliding door fitted wardrobes to one wall. Feature cast iron fireplace with tiled inlay and hearth to one wall.

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)
Double glazed window to rear, sliding door fitted wardrobes to one wall and gas central heating radiator.

Bedroom Three

13' 6" x 5' 6" (4.11m x 1.68m)
Double glazed window to front, laminate flooring and gas central heating radiator.

Family Bathroom

Double glazed window to side, panelled bath with mixer tap and shower attachment. WC, shower cubicle with wall mounted shower over. Wash hand basin, extractor fan and gas central heating radiator. Tiled walls where visible.

Exterior

Small front garden. The rear garden has been pebbled for low maintenance, parking for one vehicle, outside water tap and access to the detached garage, which has an up and over door.



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Leeds Road, Dewsbury

- Guide Price £180,000 - £190,000
- Three Bedroom Mid Terrace Property
- 15ft Lounge, 14ft 2nd Reception Room
- 7ft Kitchen, Rear Garden
- Detached Garage, Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117268 - 0007

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