



**Langdale Road, Dewsbury WF12 7EQ**



**welcome to**

**Langdale Road, Dewsbury**

ARE YOU LOOKING FOR BUNGALOW WITH ... ' THAT FEELING ' ? THEN YOUR SEARCH IS OVER!!! DON'T MISS THIS BEAUTY! Guide Price £190,000 - £200,000 Two double bedroom semi-detached dormer bungalow. No chain.



### Entrance Hallway

Upvc door to front, double glazed window to front and downstairs storage cupboard. Stairs to first floor bedroom, dado rail and gas central heating radiator.

### Lounge

11' 7" x 11' 5" ( 3.53m x 3.48m )

Double glazed patio door to garden, double glazed window to rear and gas central heating radiator.

Telephone and TV points. Pebble effect electric fire with decorative surround inlay and hearth. Coving to ceiling and ceiling rose.

### Ground Floor Bedroom

11' 5" x 11' 1" ( 3.48m x 3.38m )

Double glazed bay window to front, gas central heating radiator and coving to ceiling.

### Kitchen

8' 6" x 8' 5" ( 2.59m x 2.57m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and wall mounted boiler. Gas central heating radiator, two double glazed windows to rear with fitted blinds and part double glazed upvc door to garden.

### Ground Floor Wet Room

Double glazed window to side, wash hand basin with mixer tap and WC. Wall mounted shower, extractor fan and gas central heating radiator. Tiled walls where visible.

### First Floor Landing

Eves storage, dado rail and door to bedroom.

### Bedroom One

19' 5" MAX x 12' 1" MAX ( 5.92m MAX x 3.68m MAX )

Double glazed picture window to rear, gas central heating radiator and eves storage. Built in wardrobes and storage to one wall.

### Exterior

The property is accessed via wrought iron gates and lawned garden with plant and shrub borders. Tarmac driveway to side providing off street parking leading to the detached garage and rear garden. The enclosed southerly facing, larger than average rear garden has a patio garden perfect to relax on. The rest of the garden has been mainly lawned with plant and shrub borders. Outside watering tap, greenhouse to remain.

### Detached Garage

Benefiting from an up and over door.



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## Langdale Road, Dewsbury

- Guide Price £190,000 - £200,000
- Two Double Bedroom Semi-Detached Bungalow
- 11ft Lounge, 8ft Kitchen, G/F Wet Room
- Driveway, Detached Garage
- Southerly Facing Rear Garden, No Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117216 - 0004

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