



Henley Avenue, Dewsbury WF12 0LN

welcome to

Henley Avenue, Dewsbury

LOOKING FOR THAT FAMILY HOME IN A POPULAR AND DESIRABLE LOCATION? THEN THIS IS THE ONE!!! Situated on this popular Henley Avenue in Thornhill.. This four bedroom detached won't be on the market long... view today!



Entrance Hallway

Part double glazed upvc door to front, understairs storage cupboard and stairs to first floor landing. Doors to accommodation and gas central heating radiator.

Lounge Diner

19' 10" x 18' (6.05m x 5.49m)
Three double glazed windows to front, side and rear. Two gas central heating radiators, telephone and TV points. Coving to ceiling.

Kitchen

14' x 7' 9" (4.27m x 2.36m)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. 1 & 1/2 Bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, gas central heating radiator and and double glazed window to rear. Door to garden.

Downstairs Wc

WC, wash hand basin with mixer tap and double glazed window to front. Wall mounted boiler and part tiled walls.

First Floor Landing

Doors to accommodation, gas central heating radiator and access to loft space.

Bedroom One

13' 3" x 8' 6" (4.04m x 2.59m)
Double glazed window to front, gas central heating radiator and coving to ceiling. Over bulkhead storage cupboard.

Bedroom Two

10' 7" x 8' 7" (3.23m x 2.62m)
Double glazed window to front, gas central heating radiator and coving to ceiling. Over bulkhead storage cupboard.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m)
Double glazed window to rear, gas central heating radiator and coving to ceiling. Storage cupboard.

Bedroom Four/ Office

8' 8" x 7' 9" (2.64m x 2.36m)
Double glazed window to rear, gas central heating radiator and coving to ceiling.

Family Bathroom

Double glazed window to rear, gas central heating radiator and spotlights to ceiling. Panelled bath with mixer tap, wall mounted shower over. Wash hand basin with mixer tap, tiled walls and floor where visible.

Exterior

To the front of the property there is a lawned garden with established plant and shrubs, driveway to side providing off street parking for multiple vehicles leading to the detached garage. The enclosed rear garden has been lawned and paved perfect to relax or entertain on, stocked with established plant, tree and shrub borders.

Detached Garage

Benefiting from an up and over door, power and light.



view this property online williamhbrown.co.uk/Property/DWS117249



welcome to

Henley Avenue, Dewsbury

- Four Bedroom Detached
- Downstairs WC
- Detached Garage
- Driveway
- Front & Rear Gardens

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

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117249



Property Ref:
DWS117249 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk