



Ennerdale Road, Dewsbury WF12 7NQ

welcome to

Ennerdale Road, Dewsbury

Guide Price £290,000 - £300,000 LOOKING FOR A GOOD-SIZED, READY-MADE PROPERTY IN A SOUGHT AFTER AREA THAT YOU CAN JUST TURN THE KEY AND MOVE STRAIGHT INTO? THEN, LOOK NO FURTHER!



Entrance Hallway

(Being L - Shaped) Upvc door to front, spotlights to ceiling and gas central heating radiator. Doors to accommodation, laminate flooring and built in storage cupboard housing the boiler. Access to loft spaces.

Lounge

20' 2" x 13' 6" (6.15m x 4.11m)

Double glazed window to front, gas central heating radiator and TV point. Wall lights, laminate flooring and media wall with inset fire.

Kitchen Diner

20' 7" MAX x 16' 6" MAX (6.27m MAX x 5.03m MAX)

(Being L-Shaped) Modern fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashbacks. Butler style porcelain sink with mixer tap. Induction hob, electric oven and wall mounted cooker hood. Integrated dishwasher, washing machine, dryer, microwave, wine cooler, full length fridge and full length freezer. Wall mounted electric heater, bi-folding doors to the garden.

Bedroom One

15' x 9' 7" (4.57m x 2.92m)

Double glazed window to front, gas central heating radiator and laminate flooring. Door to en-suite shower room.

En-Suite Shower Room

Enclosed shower cubicle with concealed shower unit, wc and vanity wash hand basin with mixer tap and storage below. Extractor fan, ladder style radiator and tiled flooring. Upvc panelling to walls.

Bedroom Two

13' MAX x 10' 2" MAX (3.96m MAX x 3.10m MAX)

Double glazed window to front, gas central heating radiator and laminate flooring. Spotlights to ceiling. TV point.

Bedroom Three

10' 5" MAX x 9' 7" MAX (3.17m MAX x 2.92m MAX)

(Irregular Shaped Room) Double glazed window to side, gas central heating radiator and laminate flooring. TV point.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m)

Double glazed window to rear, gas central heating radiator and laminate flooring.

Family Bathroom

Panelled bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap, WC and extractor fan. Spotlights to ceiling, ladder style radiator and splashback tiling. Laminate flooring.

Exterior

To the front of the property there is an imprinted concrete driveway providing off street parking. Outside lighting. The front garden has been laid to artificial grass. The enclosed rear garden has a westerly aspect and has a raised composite decked area perfect to relax or entertain on. The rest of the low maintenance garden has been laid to artificial grass and imprinted concrete, rockery feature to the rear and several power points. Side access gate leading to the front.

Nb

Please note there are oak doors throughout and the solar panels to the roof are owned by the current vendors.



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Ennerdale Road, Dewsbury

- Guide Price £290,000 - £300,000
- Four Bedroom Semi-Detached True Bungalow
- 20ft Lounge, 20ft Kitchen Diner
- En-Suite To Master Bedroom
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 5.75

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1953.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117314 - 0007

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