



Hawk Road, Dewsbury WF12 7AY

welcome to

Hawk Road, Dewsbury

LOOKING FOR A READY MADE, BLANK CANVAS PROPERTY? Guide Price £230,000 - £240,000 Recently built three-bedroom semi-detached property close to all amenities, schooling, and local town centres. Don't miss it..... view today!



Please Note

Please note there is a £200 approximate per annum for communal areas

Entrance Lobby

Composite door to front, gas central heating radiator and door to lounge.

Lounge

16' 2" MAX x 10' 2" MAX (4.93m MAX x 3.10m MAX)
Double glazed multi pane effect window to front, telephone and TV points. Gas central heating radiator.

Inner Lobby

Stairs to first floor landing and doors to accommodation.

Kitchen Diner

18' 8" x 7' 6" (5.69m x 2.29m)
Modern fitted kitchen with a range of wall and base units, complementary work surfaces and stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, double electric oven grill and wall mounted cooker hood. Integrated washing machine/dryer, dishwasher and fridge freezer. Cupboard housing the boiler, gas central heating radiator and double glazed window to rear. Double glazed French doors to garden.

Ground Floor Cloakroom

WC, wash hand basin with mixer tap and splashback tiling. Extractor fan and gas central heating radiator.

First Floor Landing

Access to loft space, built in storage cupboard and doors to first floor accommodation.

Bedroom One

14' 2" MAX x 9' 7" MAX (4.32m MAX x 2.92m MAX)
Two double glazed multi pane effect windows to front, gas central heating radiator and door to en suite shower room.

En Suite Shower Room

Double glazed multi pane effect window to front, double shower cubicle with wall mounted shower. Wash hand basin with mixer tap, WC and extractor fan. Gas central heating radiator and splashback tiling.

Bedroom Two

11' 2" x 8' 7" (3.40m x 2.62m)
Double glazed window to rear and gas central heating radiator.

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)
Double glazed window to rear and gas central heating radiator.

Family Bathroom

Double glazed window to side. Panelled bath with mixer tap, wash hand basin with mixer tap and WC. Gas central heating radiator and splashback tiling.

Exterior

To the front of the property there is a tarmac driving providing off street parking for multiple vehicles leading to the integral garage and side access gate to the rear of the property. Small front garden. The enclosed rear garden has a stone paved area perfect to relax or entertain on and the rest of the garden has been lawned. Outside water tap and side access gate to front.

Integral Garage

16' 7" x 7' 9" (5.05m x 2.36m)
Benefiting from an up and over door, power points and lighting. EV charging point.



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Hawk Road, Dewsbury

- Guide Price £230,000 - £240,000
- Three Bedroom Semi-Detached Property
- 16ft Lounge, 16ft Kitchen Diner
- En-Suite To Master, G/F WC
- Driveway, Integral Garage

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

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117322 - 0004

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