

**Hawk Road, Dewsbury WF12 7AY** 

## welcome to

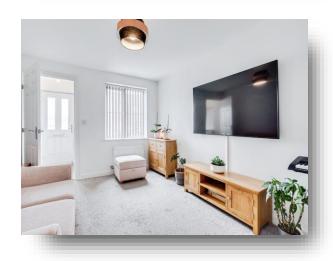
# **Hawk Road, Dewsbury**

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"  $MAX \times 10'$  2"  $MAX (4.93 \text{m MAX} \times 3.10 \text{m MAX})$  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  $\times$  9' 7" MAX ( 4.32m MAX  $\times$  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 spashback 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**

 $9' 7" \times 7' 9" (2.92m \times 2.36m)$ 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 veichles 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

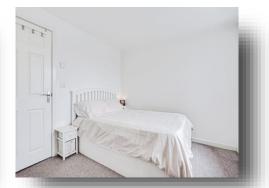
Tenure: Freehold EPC Rating: B

Council Tax Band: C

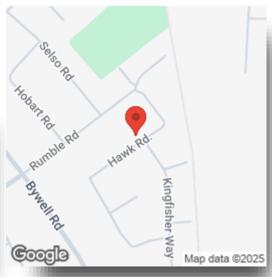
guide price

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117322



Property Ref: DWS117322 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.





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