

Crown Close, Chickenley, Dewsbury WF12 8RG

# welcome to

# **Crown Close, Chickenley, Dewsbury**

Guide Price £235,000 - £245,000 DOES SIZE MATTER? IF THE ANSWER IS YES... THEN DON'T MISS THIS BEAUTY.. VERY WELL PROPORTIONED INSIDE AND OUT... DON'T MISS IT!













#### **Entrance Hall**

Part double glazed uPVC door to front, gas central heating radiator and stairs to first floor.

# Lounge

14' 1" x 12' 2" ( 4.29m x 3.71m )

The lounge features a large double glazed, lead effect window with a full-length radiator. Chrome wall lights coordinate perfectly with the electric 'real-flame' effect fire surrounded by an elegant marble fireplace. A full-fibre broadband connection also runs directly to this room.

# Reception Room/ Snug / Home Office

14' x 7' 6" ( 4.27m x 2.29m )

This adaptable room offers endless potential, perfect for a range of uses. It features a double-glazed leadeffect window at the front, a radiator, and coving to ceiling. Wall lights. A double-glazed uPVC door on the side provides easy access and natural light.

### Kitchen Diner

23' 7" MAX x 9' 9" MAX ( 7.19m MAX x 2.97m MAX ) The spacious kitchen diner features fitted oak shaker wall and base units with under cabinet lighting complimented with work surfaces. It has a stainless steel 1 &1.5 bowl with drainer, mixer tap with splash back tiling. Induction hob, cooker hood extractor fan and electric oven. Plumbing for a washing machine and a cupboard housing an efficient combination-boiler. Dimmable spotlights to the ceiling along with laminate flooring ties it all together. For added convenience, there's an integrated dishwasher and fridge freezer and ample built-in storage space. French doors lead to a patio area with room for seating overlooking the garden.

# Landing

Access to loft space which has been partly boarded and light.

#### **Bedroom One**

15' 4" MAX x 7' 6" MAX ( 4.67m MAX x 2.29m MAX ) This double bedroom has double glazed lead effect window to front and double radiator.

#### **Bedroom Two**

12' MAX x 9' MAX ( 3.66m MAX x 2.74m MAX ) Double glazed lead effect window to front, coving to ceiling, radiator and telephone point. Fitted mirrored wardrobes line one wall.

#### **Bedroom Three**

12' x 9' To Wardrobes ( 3.66m x 2.74m To Wardrobes ) Double glazed window to rear, coving to ceiling and radiator. Built in storage cupboard.

#### **Bedroom Four**

7' Max Including Bulkhead  $\times$  5' 9" Max Including Bulkhead ( 2.13m Max Including Bulkhead  $\times$  1.75m Max Including Bulkhead )

Double glazed window to rear and radiator.

### **Bedroom Five**

8' 5" MAX  $\times$  7' 6" MAX ( 2.57m MAX  $\times$  2.29m MAX ) Double glazed lead effect window to front and radiator.

#### **Bathroom**

The bathroom has a three-piece suite, with a vanity wash hand basin with convenient storage underneath and a mixer tap. The suite includes a sleek WC and a P-shaped bath, complete with a wall-mounted shower and mixer taps. The space is enhanced by beautifully tiled walls and flooring where visible, a chrome heated towel radiator and spotlights in the ceiling. Double glazed window to rear.

# **Double Detached Garage**

17' 4" x 16' 4" ( 5.28m x 4.98m )

The front of the property is a lawned garden complemented by a large driveway that leads to a double detached garage, offering off-street parking for several vehicles. The rear features a spacious garden, complete with a paved area and a covered, decking area, while the remainder is laid to lawn. This garden enjoys sunlight throughout the day and provides ample space for outdoor entertaining or relaxation. Additional features include an outdoor tap and lighting.

#### **Exterior**

To the front of the property is a lawned garden with driveway leading to double detached garage providing off street parking for several cars. To the rear is a larger than average garden with paved area perfect to relax or entertain on, decked area with the rest laid to lawn. Outside tap and lighting.





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# **Crown Close, Chickenley Dewsbury**

- Guide Price £235,000 £245,000
- Five Bedroom Semi-Detached Property
- Two Reception Rooms, Large Rear Garden
- Driveway Leading To Double Detached Garage
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£235,000







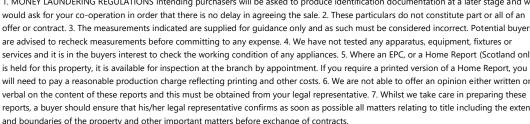


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