



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 lead-effect 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 x 5' 9" Max Including Bulkhead (2.13m Max Including Bulkhead x 1.75m Max Including Bulkhead)

Double glazed window to rear and radiator.

Bedroom Five

8' 5" MAX x 7' 6" MAX (2.57m MAX x 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.



view this property online williamhbrown.co.uk/Property/DWS117328



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117328



Property Ref:
DWS117328 - 0006

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