

Wakefield Road, Earlsheaton Dewsbury WF12 8ER

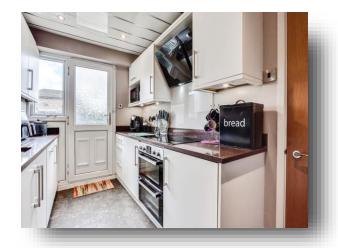


## welcome to

# **Wakefield Road, Earlsheaton Dewsbury**

Guide Price £215,000 - £230,000 LOOKING FOR A DETACHED PROPERTY AS YOUR FTB? NEEDING TO UPSIZE? READY TO DOWNSIZE? THIS PROPERTY TICKS ALL YOUR BOXES! VIEW TODAY













### **Entrance Hallway**

Part double glazed composite door to front, gas central heating radiator, stairs to first floor landing.

## **Through Lounge**

26' 5" x 10' 4" ( 8.05m x 3.15m )

Double glazed multi-pane effect bay window to front, patio door to garden, two gas central heating radiators, TV point, dado rail, coving to ceiling, electric coal effect fire with decorative surround inlay and herth.

#### Kitchen

11' 1" x 7' (3.38m x 2.13m)

Modern fitted kitchen with a range of wall and base units, complimentary granite work surfaces, stainless steel one and half bowl sink drainer with mixer tap, induction hob, double electric oven, wall mounted cooker hood, integrated washing machine, dishwasher and fridge freezer, storage cupboard housing the boiler, spotlights to ceiling, double glazed window to rear, double glazed upvc door to garden.

## **First Floor Landing**

Double glazed window to side, built in storage cupboards, access to loft space, doors to first floor accommodation.

#### **Bedroom One**

14' 8" x 8' 8" ( 4.47m x 2.64m )

Double glazed multi-pane effect window to front, gas central heating radiator, fitted wardrobes with over head storage and drawers to two walls.

#### **Bedroom Two**

11' 4" x 8' 6" ( 3.45m x 2.59m )

Double glazed window to rear, gas central heating radiator and coving to ceiling.

#### **Bedroom Three**

9' 6" x 6' (2.90m x 1.83m)

Double glazed multi-pane effect window to front, fitted wardrobes to one wall, coving to ceiling, gas central heating radiator.

#### **Shower Room**

Double glazed window to rear, shower cubicle with wall mounted shower including jet sprays, floating wash hand basin with mixer tap, WC, chrome ladder style gas central heating radiator, extractor fan, spotlights to ceiling, tiled walls where visible.

#### **Exterior**

The front garden has been laid to lawn with established plants and shrubs, the side access gate leads to the rear of the property. The enclosed rear garden has been paved and decked and stocked with established plants and shrubs, outside watering tap, side access gate to the front and access gate to the rear.

#### **Detatched Double Garage**

18' 3" x 17' 9" ( 5.56m x 5.41m ) Benefiting from two up and over doors.





## welcome to

# Wakefield Road, Earlsheaton Dewsbury

- Guide Price £215,000 £230,000
- Three Bedroom Detached Property
- 26ft Through Lounge, 11ft Kitchen
- Shower Room, Front & Rear Gardens
- **Double Detached Garage**

Tenure: Freehold EPC Rating: D

Council Tax Band: C

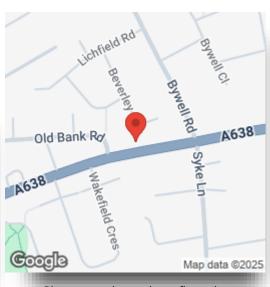
guide price

£215,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117310



Property Ref: DWS117310 - 0004 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.



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