



Wakefield Road, Earlsheaton Dewsbury WF12 8ER

welcome to

Wakefield Road, Earlsheaton Dewsbury

LOOKING FOR A DETACHED AS YOUR FTB? NEEDING TO UPSIZE FOR MORE SPACE? READY TO DOWNSIZE TO SOMETHING A BIT MORE MANAGEABLE INSIDE AND OUT? TICKS ALL YOUR BOXES..VIEW TODAY!



Entrance Hallway

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

Through Lounge

26' 7" x 11' 7" MAX (8.10m x 3.53m MAX)

Double glazed multi-pane effect bay window to front, two gas central heating radiators, TV point, coving to ceiling, dao rail and wall lights.

Kitchen

10' 9" x 7' 8" MAX (3.28m x 2.34m MAX)

Double glazed multi-pane effect window to rear, part double glazed UPVC door to garden, fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, wall mounted boiler and gas central heating radiator.

Conservatory

9' 9" MAX x 9' 3" MAX (2.97m MAX x 2.82m MAX)

Of UPVC construction, double glazed windows to rear and sides, wall light, pitched roof, double glazed french doors to garden.

First Floor Landing

Double glazed multi-pane effect window to side, cupboard housing the water tank, access to loft space and doors to first floor accommodation.

Bedroom One

14' 8" x 8' 4" (4.47m x 2.54m)

Double glazed multi-pane effect window to front, gas central heating radiator, telephone point.

Bedroom Two

9' 4" x 8' 4" (2.84m x 2.54m)

Double glazed multi-pane effect window to rear, gas central heating radiator, built in sliding door wardrobes to one wall.

Bedroom Three

9' 8" MAX x 6' 1" MAX (including bulkhead) (2.95m MAX x 1.85m MAX (including bulkhead))

Double glazed multi-pane effect window to front and gas central heating radiator.

Family Shower Room

Double glazed multi-pane effect window to rear, shower cubicle with wall mounted shower, washhand basin with mixer tap, WC, chrome ladder style radiator, spotlights to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property the garden is laid to lawn. The rear garden has been paved for low maintenance, side access gate leading to the front of the property. The garden is stocked with plants and shrubs.

Detached Garage

17' 1" x 8' 3" (5.21m x 2.51m)

Benefitting from an up and over door, power points, lighting, telephone point and door to garden.



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welcome to

Wakefield Road, Earlsheaton Dewsbury

- Three Bedroom Detached Property
- 26ft Through Lounge Diner
- 10ft Kitchen, 9ft Conservatory
- Family Shower Room
- Detached Garage, No Chain

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

£195,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117466 - 0003

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