



**Kilpin Hill Lane, Dewsbury WF13 4BG**



**welcome to**

**Kilpin Hill Lane, Dewsbury**

Well-presented two bedroom split level semi-detached property. The property comprises: entrance hall, 13ft lounge, 13ft dining room, 9ft kitchen, bathroom and wooden staircase leading to large room currently used as a bedroom. Tiered rear garden, integral Garage



### **Entrance Hallway**

With wood effect flooring, double glazed door to side, gas central heating radiator and alarm panel.

### **Lounge**

13' 8" x 11' 2" ( 4.17m x 3.40m )

Double glazed window to front with far reaching views across Heckmondwike, Cleckheaton and beyond, inset multi fuel burner with decorative wooden beam surround, two wall lights, gas central heating radiator, telephone and TV points

### **Dining Room**

13' 4" x 11' 1" ( 4.06m x 3.38m )

Double glazed window to rear, gas Central heating radiator and stairs to first floor accommodation. (This can also be converted back into a third bedroom/home office)

### **Kitchen**

9' 3" x 7' ( 2.82m x 2.13m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, one and half bowl sink drainer, splashback tiling, electric oven, gas hob, plumbing for washing machine, gas central heating radiator, double glazed window to front with views across Heckmondwike, Cleckheaton and beyond.

### **Bedroom One**

17' 6" x 11' 5" ( 5.33m x 3.48m )

Double glazed window to side, gas central heating radiator and storage in eaves.

### **Bedroom Two**

10' x 9' 3" ( 3.05m x 2.82m )

Double glazed window to rear, gas central heating radiators and fitted wardrobes.

### **Family Bathroom**

Double glazed window to side, chrome ladder style gas central heating radiator, bath with mixer tap and wall mounted shower over, wash hand basin, WC and part tiling.

### **Integral Garage**

Access via an up and over door, power points and lighting, boiler and side room for storage.



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## **Kilpin Hill Lane, Dewsbury**

- Two Bedroom Split Level Semi-Detached
- Two Reception Rooms
- Garage & Workshop
- Off Street Parking
- Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117485 - 0004

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