



**Chadwick Crescent, Dewsbury WF13 2JF**



**welcome to**

**Chadwick Crescent, Dewsbury**

Guide Price £350,000 - £375,000 A HOME ISN'T A PLACE IT'S A FEELING... AND THIS HAS GOT 'THAT' FEELING... ALSO... IN A HURRY? DON'T WORRY  
- NO CHAIN



### Entrance Hallway

Timber door to front, laminate flooring, gas central heating radiator, telephone point, coving to ceiling, stairs to first floor landing and doors to ground floor accommodation.

### Reception One

17' 4" x 12' 2" ( 5.28m x 3.71m )

Double glazed patio door to balcony, two gas central heating radiators, TV point, laminate flooring, coving to ceiling, wall mounted gas coal effect fire with decorative wood surround and marble inlay and hearth.

### Reception Two / Dining Room

10' 2" x 10' 2" ( 3.10m x 3.10m )

Double glazed patio door to orangery, gas central heating radiator, coving to ceiling and laminate flooring.

### Kitchen

12' 3" MAX x 10' 1" MAX ( 3.73m MAX x 3.07m MAX )

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, integrated dishwasher, gas central heating radiator, laminate flooring, double glazed window to orangery and door to utility room.

### Utility Room

9' 4" x 5' 2" ( 2.84m x 1.57m )

Wall and base units, asterite sink drainer with mixer tap, plumbing for washing machine, work surface, splashback tiling, extractor fan, gas central heating radiator, wall mounted boiler and timber door to orangery.

### Orangery

27' x 12' 2" MAX ( 8.23m x 3.71m MAX )

Double glazed window to rear and sides, double glazed french doors to garden, TV point, tiled flooring, wall light, two wall mounted heaters / air conditioning units.

### Cloakroom

WC, wash hand basin, splashback tiling, gas central heating radiator, laminate flooring, dado rail and double glazed lead effect window to front.

### First Floor Landing

Double glazed window to side, built in airing cupboard, access to loft space via drop down ladder which has been partly boarded and benefits from power and light. Doors to first floor accommodation.

### Bedroom One

13' MAX x 11' 4" (Into Wardrobes) ( 3.96m MAX x 3.45m (Into Wardrobes) )

Double glazed lead effect window to front, built in wardrobes to one wall, laminate flooring, gas central heating radiator and door to en-suite shower room.

### En-Suite Shower Room

Double glazed lead effect window to front, tiled shower cubicle with concealed shower unit, wash hand basin, WC, extractor fan, shaver point, gas central heating radiator, dado rail and splashback tiling.

### Bedroom Two

11' 5" MAX x 9' 6" ( 3.48m MAX x 2.90m )

Double glazed window to rear, fitted wardrobes to one wall, gas central heating radiator and laminate flooring.

### Bedroom Three

11' 1" x 9' 7" ( 3.38m x 2.92m )

Double glazed window to rear, laminate flooring, gas central heating radiator and TV point.

### Bedroom Four

12' MAX x 7' 1" MAX ( 3.66m MAX x 2.16m MAX )

(This room is currently being used as a home office) Double glazed lead effect window to front, gas central heating radiator, TV and telephone points.

### Family Bathroom

Double glazed window to rear, panelled bath with mixer tap and shower attachment. Wash hand basin, WC, shaver point, extractor fan, gas central heating radiator and tiled walls where visible.

### Exterior

Small front garden laid to lawn, steps up to the rest of the property. Tarmac driveway providing off-street parking for multiple vehicles leading to the integral garage. The good sized, established rear garden has paved and lawned areas and is stocked with established plants, trees and shrubs with an access gate to the front.

### Integral Garage

(Total measurement 19ft 3in by 16ft 3in) Benefiting from a remote control shutter style door, power points and lighting, two gas central heating radiators and sliding door leading to storage area.



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## Chadwick Crescent, Dewsbury

- Guide Price £350,000 - £375,000
- Four Bedroom Detached Family Home
- Two Reception Rooms, 27ft Orangery
- G/F WC, 12ft Kitchen, Utility Room
- En-Suite, Driveway, Garage, No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117373 - 0006

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