



Windermere Road, DEWSBURY WF12 7PQ

welcome to

Windermere Road, DEWSBURY

Guide Price £245,000 - £260,000 UPSIZE? DOWNSIZE? OR FIRST TIME BUYER? THIS IMMACULATE THREE BEDROOM SEMI-DETACHED PROPERTY ON ' THE LAKES ' HANGING HEATON TICKS THE BOXES FOR ALL OF YOU! DON'T MISS IT.



Entrance Hallway

Part double glazed composite door to front, under stairs storage cupboard with plumbing for washing machine, coving to ceiling, laminate flooring, doors to ground floor accommodation and stairs to first floor landing.

Lounge

12' 9" (Into Bay) x 12' 7" MAX (3.89m (Into Bay) x 3.84m MAX)

Double glazed bay window to front, gas central heating radiator, telephone and TV points. Coving to ceiling, wall lights, feature fire place to one wall and double doors to kitchen / diner / family room.

Kitchen / Diner / Family Room

18' 7" MAX x 10' 4" MAX (5.66m MAX x 3.15m MAX)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces, including breakfast bar, asterite sink drainer with Quooker tap, electric hob, electric oven, wall mounted cooker hood, integrated dishwasher and fridge freezer, cupboard housing the boiler, fireplace with inset multi-fuel burner with stone hearth, gas central heating radiator, laminate flooring, archway to conservatory and double glazed window to rear.

Conservatory

10' 3" x 8' 6" (3.12m x 2.59m)

Of part Upvc construction. Double glazed french doors to garden, double glazed windows to rear and sides with fitted blinds, lighting, gas central heating radiator and laminate flooring.

First Floor Landing

Double glazed window to side, coving to ceiling. Access to loft space via a drop down ladder and the loft space has been boarded and carpeted, spotlights to ceiling, power points, Velux skylight window and eaves storage. Doors to first floor accommodation.

Bedroom One

13' 4" (Into Bay) x 11' 2" (Into Wardrobes) (4.06m (Into Bay) x 3.40m (Into Wardrobes))

Double glazed bay window to front, fitted wardrobes to one wall, wall light, gas central heating radiator, coving to ceiling and part panelling to one wall.

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)

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

Bedroom Three

7' 1" MAX x 6' 5" MAX (Includes Bulkhead) (2.16m MAX x 1.96m MAX (Includes Bulkhead))

Double glazed window to front, gas central heating radiator, fitted wardrobes and over head storage to one wall, dado rail, coving and spotlights to ceiling.

Family Bathroom

Modern fitted bathroom with double glazed window to rear. Double ended free standing bath with mixer tap, shower cubicle with wall mounted shower and shower attachment, vanity washhand basin with mixer tap and storage below, WC, chrome ladder style radiator, extractor fan, spotlights to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property the garden has been laid to lawn with established plant and shrub borders and outside lighting. The block paved driveway for parking is accessed via wrought iron gates. The enclosed rear garden has a southerly aspect and has a large stone paved area perfect to relax or entertain on, with the rest of the garden being laid to lawn, with a further paved area to the rear and established plant and shrub borders, outside lighting and water tap, side access gate leading to the front of the property and the timber storage shed to the left rear of the garden is to remain.

Detached Garage

17' 1" x 8' 2" (5.21m x 2.49m)

Benefiting from an up and over door, double glazed window to side, door to garden and has power points and lighting.



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Windermere Road, DEWSBURY

- Guide Price £245,000 - £260,000
- Three Bedroom Semi-Detached Property
- 12ft Lounge, 18ft Kitchen/Diner/Family Room
- 10ft Conservatory, Modern Bathroom
- Driveway, Detached Garage

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

guide price

£245,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117587 - 0004

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