



New Garth Ossett Lane, Earlsheaton Dewsbury WF12 8LS

welcome to

New Garth Ossett Lane, Earlsheaton Dewsbury

Guide Price £260,000 - £270,000 situated on the ever-popular Ossett Lane is this well-proportioned & presented three bedroom extended semi-detached property with fabulous views from the rear garden. Close to all amenities... Don't delay... View Today...!



Entrance Hall

Part double glazed door to front, gas central heating radiator, under stairs cupboard, laminate flooring and coving to ceiling.

Cloakroom / Shower Room

Velux window, WC, gas central heating radiator and tiled flooring.

Lounge

14' 2" x 12' 2" (4.32m x 3.71m)

Double glazed bay window to front, brick open fire place with wooden beam. Coving to ceiling, gas central heating radiator and telephone and TV points.

Kitchen / Diner / Snug

23' 3" x 18' 6" (7.09m x 5.64m)

Fitted kitchen with a range of wall and base units, complementary Quartz work surfaces. Inset sink drainer, and island with gas hob. Two electric oven's and built in microwave and grill. Gas central heating radiator, under stairs storage and patio doors to garden.

Utility

Wall and base units, Quartz work surfaces, sink drainer. Plumbing for washing machine, tiled flooring, boiler and door to rear.

Bedroom One

11' 6" x 10' 8" (3.51m x 3.25m)

Double glazed window to front and gas central heating radiator.

Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window to rear and built in wardrobes to one wall. Gas central heating radiator and coving to ceiling.

Bedroom Three

8' 4" x 6' 9" (2.54m x 2.06m)

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

Bathroom

Double glazed window to rear, chrome ladder style radiator. Panelled p-shaped bath with mixer tap and wall mounted shower with shower attachment. Wash hand basin with mixer tap and tiling to all visible areas.

Exterior

To the front of the property there is a raised flagged area. There is a driveway to the side. To rear of the property it is flagged for low maintenance, decking with a shed for storage and lawned area. Pathway leading to the shed.



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welcome to

New Garth, Ossett Lane, Earlsheaton Dewsbury

- **GUIDE PRICE £260,000 - £270,000**
- 23ft Kitchen/Diner/Snug Room
- 14ft Lounge & Utility Room
- Downstairs Shower Room
- Front & Rear Gardens

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

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117559 - 0008

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