



**Manor Gardens, Dewsbury WF12 7RP**



**welcome to**

**Manor Gardens, Dewsbury**

A well-proportioned and presented two double bedroom town house in the ever popular area of Shawcross with a 12ft lounge, 15ft kitchen, wet room and rear garden. Close to amenities, town centre and transport... no chain.. view today



### **Lounge**

12' 5" MAX x 12' 2" MAX ( 3.78m MAX x 3.71m MAX )  
Double glazed window to front, gas central heating radiator, telephone and TV points. Spotlights to ceiling and understairs storage.

### **Kitchen / Diner**

15' 6" x 10' 5" ( 4.72m x 3.17m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Sink drainer, wall mounted cooker hood, gas hob and electric oven. Plumbing for washing machine and integrated fridge freezer. Gas central heating radiator, double glazed window to rear and door to rear garden.

### **First Floor Landing**

Cupboard housing the boiler.

### **Bedroom One**

15' 7" MAX x 11' MAX ( 4.75m MAX x 3.35m MAX )  
Double glazed window to front and gas central heating radiator.

### **Bedroom Two**

13' 5" x 9' 4" ( 4.09m x 2.84m )  
Double glazed window to rear and gas central heating radiator.

### **Wet Room**

Double glazed window to rear and gas central heating radiator. Wall mounted shower over, WC and wash hand basin. Part tiling where visible.

### **Exterior**

The rear garden is flagged and pebbled for low maintenance with access to an outhouse for storage.



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## **Manor Gardens, Dewsbury**

- Two Double Bedrooms
- 12ft Lounge & 15ft Kitchen Diner
- Rear Garden
- NO CHAIN
- 

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

**£115,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117579 - 0004

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