



Ullswater Close, Hanging Heaton Dewsbury WF12 7PN

welcome to

Ullswater Close, Hanging Heaton Dewsbury

LOCATION, LOCATION, LOCATION.... AFTER A PROPERTY THAT YOU CAN MAKE YOUR OWN INSIDE AND OUT? ... THEN DON'T MISS THIS OPPORTUNITY Situated on ever popular 'The Lakes', Hanging Heaton. View today!



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Entrance Hallway

Upvc door to front, double glazed window to front and laminate flooring. Radiator, telephone point and stairs to first floor landing. Coving to ceiling, understairs storage cupboard housing the boiler.

Lounge

18' 7" x 12' 7" MAX (5.66m x 3.84m MAX)
Double glazed patio doors and windows to garden, radiator and coving to ceiling. Telephone and TV points. Gas coal effect fire with decorative wood surround and marble inlay and hearth.

Reception Two

14' Into Bay x 11' 2" (4.27m Into Bay x 3.40m)
Double glazed lead effect bay window to front, radiator and coving to ceiling. Wall mounted gas fire with decorative wood surround, inlay and hearth. Wall lights.

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)
Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel sink drainer with mixer tap, gas hob and double electric oven. Plumbing for washing machine, radiator and door to pantry housing gas and electric meters. Double glazed window to rear and part double glazed upvc door to side.

First Floor Landing

Double glazed window to side and access to loft space. Doors to first floor accommodation.

Bedroom One

15' 3" Into Bay x 10' 8" (4.65m Into Bay x 3.25m)
Double glazed lead effect bay window to front, radiator and coving to ceiling. TV point, fitted wardrobes, chest of drawers and overhead storage to one wall.

Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)
Double glazed window to rear, built in mirror fronted sliding door wardrobe to one wall and radiator. Laminate flooring and coving to ceiling.

Bedroom Three

9' 4" x 6' 3" (2.84m x 1.91m)
Double glazed lead effect window to front, radiator and laminate flooring. Coving to ceiling, built in storage to one wall.

Family Bathroom

8' 2" MAX x 7' 8" (2.49m MAX x 2.34m)
Double glazed windows to rear and side. Tiled bath with mixer tap, shower cubicle with concealed shower unit and wash hand basin with mixer tap. Chrome ladder style radiator, WC and spotlights to ceiling. Tiled walls and floor where visible.

Exterior

There are mature gardens to front and rear. The larger than average rear garden faces in a southerly facing garden. Driveway providing off street parking leading to the detached garage.



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welcome to

Ullswater Close, Hanging Heaton Dewsbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Three Bedroom Semi-Detached Property
- In Need Of Updating Throughout Inside & Out

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

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117659 - 0007

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