



Jilling Ing Park, Earlsheaton DEWSBURY WF12 8DL

welcome to

Jilling Ing Park, Earlsheaton DEWSBURY

DON'T JUDGE A BOOK BY IT'S COVER! DECEPTIVELY SPACIOUS AND WELL PRESENTED PROPERTY ON THIS IN DEMAND SMALL MODERN DEVELOPMENT. DON'T MISS IT... VIEW TODAY!



Entrance Lobby

Part double glazed composite door to front, coving to ceiling, laminate flooring, gas central heating radiator and stairs to first floor landing.

Lounge

16' MAX x 12' 3" MAX (4.88m MAX x 3.73m MAX)

Double glazed multi pane effect window to front, gas central heating radiator, laminate flooring and coving to ceiling.

Kitchen / Diner

15' 5" x 9' 6" (4.70m x 2.90m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, under unit lighting, splashback tiling, stainless steel sink drainer with mixer tap, gas hob, electric oven, extractor hood, integrated fridge freezer, washing machine and dishwasher. Laminate flooring, gas central heating radiator, double glazed window to rear and double glazed french doors to garden.

Ground Floor Cloakroom

WC, wash hand basin with mixer tap, splashback tiling, extractor fan, laminate flooring and gas central heating radiator.

First Floor Landing

Double glazed multi-pane effect window to front, two gas central heating radiators, built-in storage cupboard, doors to first floor accommodation and stairs to top floor bedroom.

First Floor Accommodation

Bedroom Two

15' 6" x 9' 7" (4.72m x 2.92m)

Two double glazed multi-pane effect windows to rear, gas central heating radiator and TV point.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed multi-pane effect window to front, gas central heating radiator and TV point.

Family Bathroom

Panelled bath with mixer tap, wall mounted shower over, wash hand basin with mixer tap, extractor fan, WC, part tiled walls and gas central heating radiator.

Top Floor Accommodation

Bedroom One

15' 6" MAX x 15' 5" MAX (4.72m MAX x 4.70m MAX)

(Irregular shaped room) Double glazed multi-pane effect window to front, built in wardrobes to one wall, cupboard housing the boiler, gas central heating radiator, telephone and TV points, eaves storage, access to loft space and door to en-suite shower room.

En-Suite Shower Room

Double glazed Velux skylight window to rear, corner shower cubicle with wall mounted shower and shower attachment, wash hand basin with mixer tap, WC, gas central heating radiator, extractor fan and part tiled walls.

Exterior

To the front of the property there is a blocked paved driveway providing off-street parking for two vehicles. Side access leading to the rear of the property and outside lighting. The enclosed rear garden has a paved area leading to the rest of the garden which is laid to artificial grass, outside watering tap, side access gate and the good sized summer house with power points and lighting is to remain.



view this property online williamhbrown.co.uk/Property/DWS117691



welcome to

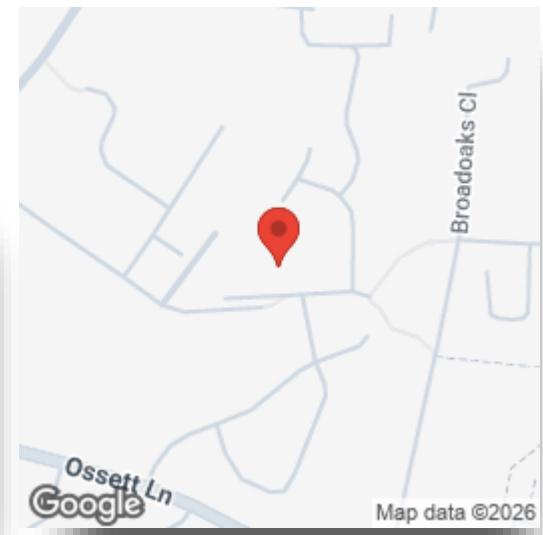
Jilling Ing Park, Earlsheaton DEWSBURY

- Three Double Bedroom Semi-Detached Property
- 16ft Lounge, 15ft Kitchen Diner
- G/F WC, Family Bathroom, En-Suite To Master
- Driveway, Enclosed Rear Garden
- **VIEW TODAY!!!**

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£230,000



view this property online williamhbrown.co.uk/Property/DWS117691

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DWS117691 - 0011

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk