



Moor Park Court, Dewsbury WF12 7AU

welcome to

Moor Park Court, Dewsbury

Guide Price £220,000 - £235,000 LOCATION, LOCATION, LOCATION AS THEY SAY! WANTING A FANTASTIC SIZED FAMILY HOME THAT YOU CAN TRULY MAKE YOUR OWN IN AN IDEAL SPOT...THEN YOUR SEARCH IS OVER! VIEW TODAY!



Entrance Hallway

Being L-shaped, part double glazed Upvc door to side, double glazed window to side, wall lights and stairs to first floor landing.

Lounge

16' 9" x 11' 3" (5.11m x 3.43m)

Double glazed picture window to front, gas central heating radiator, TV point, wall lights and wall mounted Smeg gas fire.

Reception Two / Bedroom / Dining Room

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed patio door to conservatory, door to pantry coving to ceiling, ceiling rose and gas central heating radiator. This could be a further double ground bedroom if needed.

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, integrated fridge freezer, wall mounted boiler, gas central heating radiator and double glazed window to front, breakfast bar area.

Conservatory

10' x 9' 4" (3.05m x 2.84m)

Of Upvc construction, double glazed windows to rear and sides, double glazed french doors to garden, solid roof and spotlights to ceiling, roller shutter door

Ground Floor Bathroom

13' 8" x 8' 9" MAX (4.17m x 2.67m MAX)

Double glazed window to rear, corner bath, double shower cubicle with Upvc panelling and wall mounted shower, vanity wash hand basin with storage below, two gas central heating radiators, WC, extractor fan, bidet and tiled walls where visible.

First Floor Landing

Coving to ceiling, wall lights, access to loft space and doors to first floor accommodation.

Bedroom One

20' 6" x 10' 9" (6.25m x 3.28m)

Tw double glazed windows to rear with far reaching views across Dewsbury, Batley and beyond, fitted wardrobes to one wall, two gas central heating radiators, laminate flooring, coving to ceiling and two ceiling roses. Bi-folding door to en-suite WC.

En-Suite WC

WC, floating wash hand basin, coving to ceiling and laminate flooring,

Bedroom Two

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to side, built in mirror fronted sliding door wardrobes to one wall, gas central heating radiator and laminate flooring.

Bedroom Three

11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed window to front, doors to eaves storage, laminate flooring, gas central heating radiator and telephone point.

Exterior

To the front of the property there is a block paved front garden with plant and shrubs, tarmac driveway providing off street parking for multiple vehicles leading to the detached garage and rear garden and outside watering tap. The enclosed rear garden has a westerly aspect and has been paved for low maintenance.

Detached Garage

18' 8" x 11' 3" (5.69m x 3.43m)

Larger than average detached garage, benefiting from power points and lighting, remote control shutter style door, window and door to side, built in storage cupboard,



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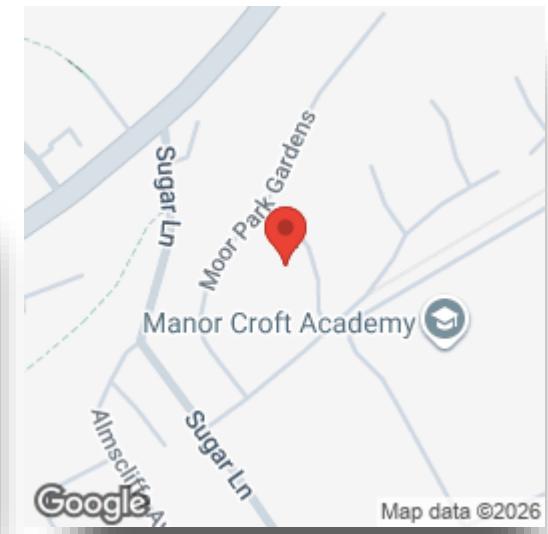
- Guide Price £220,000 - £235,000
- Three/Four Double Bedroom Semi-Detached Property
- Two Reception Rooms, 10ft Conservatory
- 11ft Kitchen, 13ft Bathroom. En-Suite WC
- Driveway, 18ft Detached Garage, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£220,000



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Property Ref:
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