



Amberwood Chase, Dewsbury WF12 7PZ

welcome to

Amberwood Chase, Dewsbury

A HOME ISN'T A PLACE IT'S A FEELING - AND THIS ONE HAS THAT FEELING! Guide Price £360,000 - £375,000 Don't miss this wonderful detached family home on this sought after and popular modern development just off Owl Lane, Dewsbury. View today!!!



Entrance Hallway

Part double glazed composite door to front, double glazed windows to front and radiator. Tiled flooring, stairs to first floor landing and door to ground floor accommodation.

Lounge

23' 5" into bay x 9' 8" (7.14m into bay x 2.95m)
Double glazed bay window to front, double glazed French doors to garden and two radiators.

Kitchen Diner

21' 2" x 8' 6" (6.45m x 2.59m)
Modern fitted cream gloss kitchen with a range of wall and base units and under unit lighting.
Complementary work surfaces and splashback tiling.
Stainless steel 1 1/2 bowl sink drainer with mixer tap.
Gas hob, electric oven and wall mounted cooker hood, Two radiator, integrated fridge freezer and dishwasher. Part spot lights to ceiling, tiled flooring, double glazed windows to front and rear. Archway to utility room.

Utility Room

6' 8" x 6' 3" (2.03m x 1.91m)
Part double glazed composite door to garden, door to under stairs storage cupboard and wall units.
Plumbing for washing machine and work surface.
Radiator , tiled flooring and cupboard housing the boiler.

Ground Floor Cloakroom

WC, floating hand wash basin with mixer tap. Tiled walls and floor where visible. Radiator, extractor fan and spot lights to ceiling.

First Floor Accommodation

Landing, double glazed window to front, radiator, doors to first floor accommodation and stairs to second floor accommodation.

Bedroom One

21' 3" max x 10' 5" max (6.48m max x 3.17m max)
Double glazed windows to front and rear. Mirror fronted sliding wardrobes to one wall. Two radiators, part spotlights to ceiling and door to ensuite shower room.

Ensuite Shower Room

Double glazed windows to rear. Shower cubicle with concealed shower unit, wash hand basin with mixer tap, WC, extractor fan, chrome ladder style radiator and tiled walls and floor where visible.

Bedroom Two

14' 1" x 8' 9" (4.29m x 2.67m)
Double glazed window to front, radiator and fitted wardrobes to one wall.

Family Bathroom

8' 6" x 7' (2.59m x 2.13m)
Double glazed window to rear. Panelled bath with mixer tap, shower cubicle with concealed shower unit. WC, wash hand basin with mixer tap, extractor fan and radiator. tiled walls and floor where visible.
Spot lights to ceiling.

Second Floor Accommodation

Landing, access to loft space and doors to second floor accommodation.

Bedroom Three

Irregular Shaped Room 15' 4" max x 13' 7" max (4.67m max x 4.14m)
Double glazed window to front, fitted wardrobes to one wall and radiator. Built in cupboard housing the cylinder.

Bedroom Four

Irregular Shaped Room 9' 4" max x 9' max (2.84m max x 2.74m)
Double glazed window to front, fitted wardrobes to one wall and radiator.

Shower Room

Double glazed sky light window, Shower cubicle with concealed shower unit. WC, wash hand basin with mixer tap, extractor fan and part tiled walls. Tiled floor, radiator and spot lights to ceiling.

Exterior

To the front and side of the property is a small garden, the border has been laid with purple slate and stocked with a variety of plants and shrubs. Block paved driveway to rear leading to detached garage. Enclosed south westerly facing rear garden is laid with artificial grass and paving with plant and shrub borders. Perfect for entertaining family and friends on. There is an outside kitchen with charcoal ceramic barbecue, built in four ring barbecue and integrated fridge/drinks chiller. Electric plate warmer drawer, stainless steel storage cupboards and Asterite 1 1/2 sink drainer with mixer tap. All protected by an aluminum and glass roof. There is outside lighting, outside water tap and power point.

Detached Garage

19' 4" x 9' 9" (5.89m x 2.97m)
With power and LED lighting. Electric shutter style door and part double glazed door to garden.

Nb

The property still has the remaining NHBC guarantee.



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Amberwood Chase, Dewsbury

- Guide Price £360,000 - £375,000
- Four Bedroom Detached Property
- 23ft Lounge, 21ft Kitchen Diner
- Detached Garage, Outdoor Kitchen
- View Now

Tenure: Freehold EPC Rating: B

guide price

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116080 - 0004

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