



Moor Park Lane, Dewsbury, WF12 7AX

£310,000

PRICED TO SELL NOW!!! Detached house in popular location with modern kitchen, 2 reception rooms, 4 well proportioned bedrooms plus contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!!**



65 Moor Park Lane, Dewsbury, WF12 7AX

We are delighted to offer for sale this extended detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with granite worktops and appliances plus utility room, contemporary bathroom, en suite and WC. Items of note include walk in bay window to lounge, French doors to rear, wardrobes to all bedrooms and spa bath to bathroom. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, conservatory, kitchen, utility room, WC and walk in store room. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom to the first floor. There is a part boarded loft with power and light.

The property benefits from well presented gardens to the front and rear. There is driveway parking. The garage has been part converted to a garden store accessed via the garage door and a walk in store room accessed from the house. This could be converted back to a garage.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge Dining Room 26'5"(max) x 11'3"(max) (8.06m(max) x 3.45m(max))

A light through room with walk in bay window to the front, recessed spot lights and laminate flooring.

Conservatory 10'4"(max) x 8'8"(max) (3.17m(max) x 2.65m(max))

With laminate flooring. French doors leading to the rear garden.

Kitchen 14'5"(max) x 12'3"(max) (4.40m(max) x 3.75m(max))

Having a comprehensive range of modern wall and base units with complimenting

granite worktops and upstands plus tiling. With double oven, 5 ring hob, hood, microwave and dishwasher plus 1.5 sink and mixer taps. With floor tiling and blind.

Utility Room 6'0"(max) x 5'9"(max) (1.85m(max) x 1.76m(max))

Having modern units with granite worktops and upstands plus tiling and floor tiling. Includes washing machine and drier.

WC 5'2" x 2'8" (1.59m x 0.83m)

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling and recessed spot lights.

Walk In Store 7'11" x 7'10" (2.42m x 2.40m)

Accessed from kitchen. was converted from part of garage and could be converted back.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'6"(max) x 10'11"(max) (3.83m(max) x 3.33m(max))

With wardrobes, carpets and blinds.

En Suite 6'8" x 4'5" (2.05m x 1.37m)

Having contemporary white sanitary ware with walk in double shower, tiling, floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

Bedroom 2 11'6" x 9'8" (3.51m x 2.95m)

With built in wardrobes plus carpets and blinds.

Bedroom 3 9'3" x 9'2" (2.84m x 2.49m)

With wardrobes, carpets and blinds.

Bedroom 4 9'11"(max) x 6'5"(max) (3.03m(max) x 1.98m(max))

With carpets and fitted wardrobes.

Bathroom 7'2" x 6'0" (2.20m x 1.84m)

Having contemporary white sanitary ware with spa bath, shower and screen plus tiling, floor tiling and recessed spot lights.

EXTERNAL

The property benefits from well presented gardens to the front and rear. There is driveway parking. The garage has been part converted to a garden store accessed via the garage door and a walk in store room accessed from the house. This could be converted back to a garage.





