



9 Woodpecker Road, Dewsbury, WF12 7DP
Offers over £250,000

The Property Perspective

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We are delighted to offer for sale this modern detached house located on a corner plot on a popular development of similar properties with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2021 the property still benefits from over 7 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include utility room, French doors to the rear plus a car charging point. 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 kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property is located on a corner plot with lawns and patio. There is a driveway leading to a garage with power and light plus car charging point.

Tenure - Freehold
Estate Management Fee - £200 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 12'10"(max) x 12'1"(max) (3.92m(max) x 3.70m(max))

With carpets and curtains.

Dining Kitchen 17'10" x 9'3" (5.46m x 2.82m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands. With oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With vinyl flooring plus French doors leading to the rear garden.

Utility Room 5'8" x 5'3" (1.73m x 1.61m)

Having laminate worktops and upstands plus space for washing machine and drier. Access to store.

WC 5'4" x 3'0" (1.63m x 0.92m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 12'11"(max) x 10'5"(max) (3.94m(max) x 3.19m(max))

With carpets and curtains.

En Suite 5'10"(max) x 5'7"(max) (1.79m(max) x 1.71m(max))

Having contemporary white sanitary ware with tiling and vinyl flooring.

Bedroom 2 9'6" x 9'2" (2.90m x 2.80m)

With fitted carpets.

Bedroom 3 9'6" x 8'6" (2.90m x 2.61m)

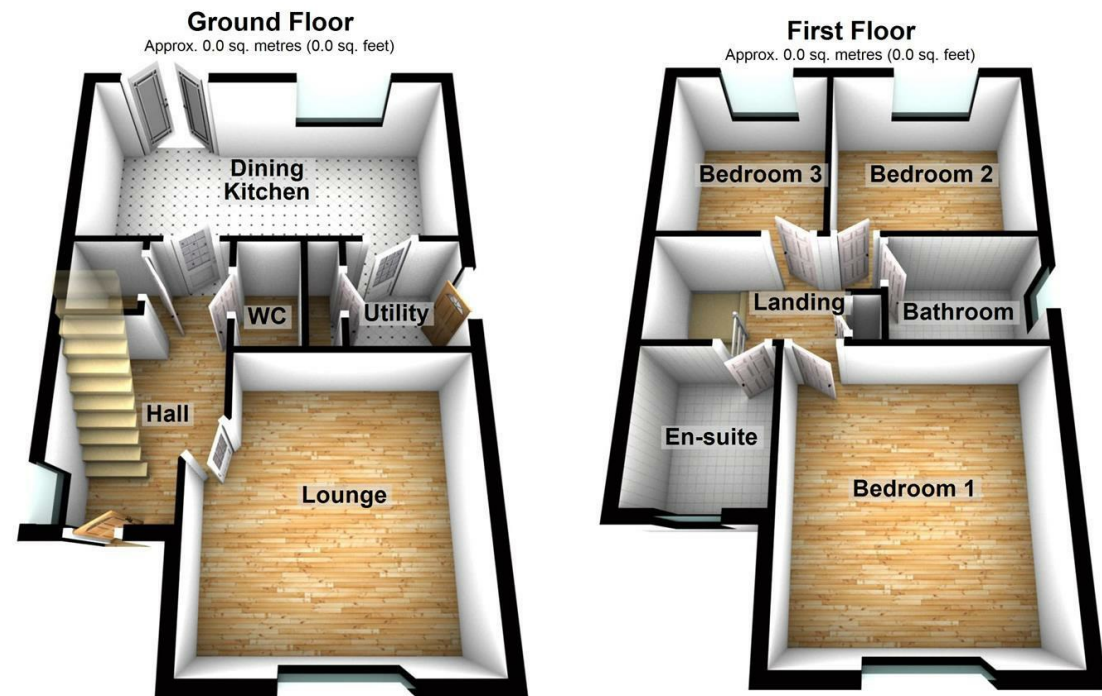
With fitted carpets.

Bathroom 6'11" x 5'6" (2.13m x 1.70m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

EXTERNAL

The property is located on a corner plot with lawns and patio. There is a driveway leading to a garage with power and light plus car charging point.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.