

local  
properties

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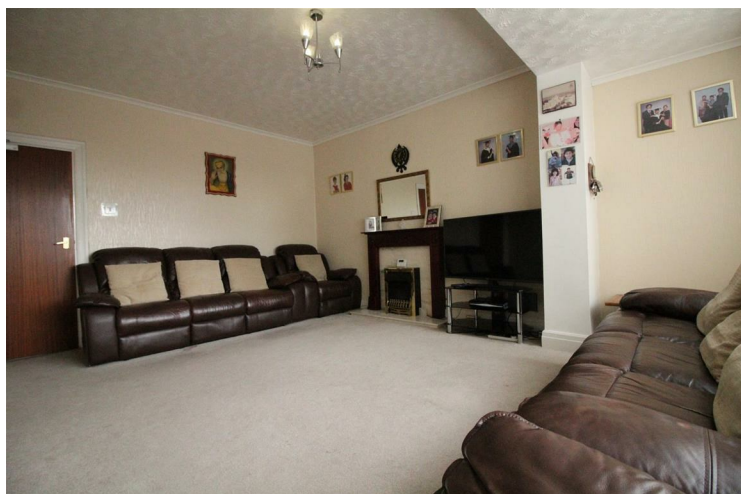


**1 Langdale Road**  
**Dewsbury, WF12 7EF**

**£389,950**

**Freehold**

\*\*\*\*\* SUBSTANTIAL DOUBLE FRONTED FOUR BEDROOM DETACHED PROPERTY - SOUGHT AFTER RESIDENTIAL AREA - POTENTIAL TO CONVERT BUSINESS PREMISES TO ADDITIONAL LIVING ACCOMMODATION - DRIVE, GARDENS & DOUBLE GARAGE - NO CHAIN \*\*\*\*\* This property has gas central heating and double glazing and comprises: entrance hall, lounge, fitted dining kitchen, ground floor shower room, further spacious ground floor room (currently a convenience store), landing, four bedrooms, bathroom. To the outside, there is a small garden to the front, enclosed garden to the rear, off street parking for several vehicles and double garage. This versatile property may suit prospective buyers who require a substantial residential property or for continued business use and viewing is recommended.



- Four Bedroom Detached Property • Spacious Lounge & Dining Kitchen • GCH (new boiler Dec 2021) & DG

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### ENTRANCE HALL

Stairs to first floor. Door to front.

### LOUNGE

17'0" x 13'0"

Fireplace surround with inset electric fire. Window to front.

Two radiators.

### DINING KITCHEN

13'0" x 9'0"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Door and window to rear. Radiator.

### GROUND FLOOR SHOWER ROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Radiator.

### ADDITIONAL GROUND FLOOR ROOM

30'0" x 14'0"

Currently a convenience store, this space could be converted to provide additional living accommodation (further reception rooms, granny flat etc) or may suit buyers who require separate business premises (childminder, hair or beauty salon etc).

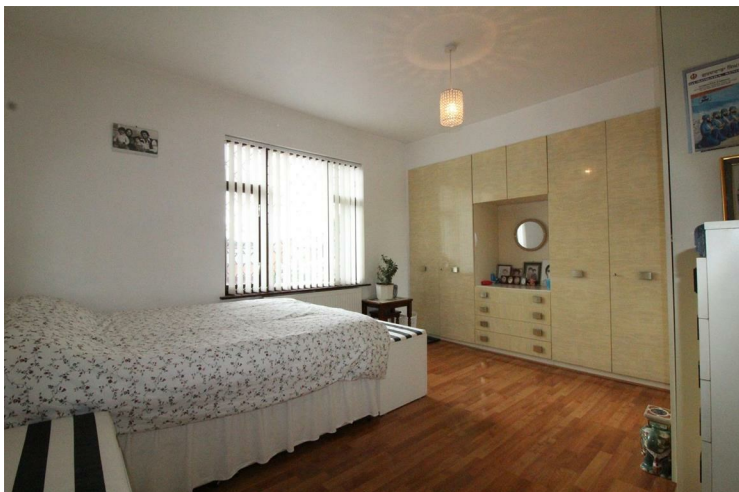
### LANDING

Access to loft.

### BEDROOM ONE

13'0" x 11'7"

Laminate flooring. Fitted wardrobes. Window to front.



- Further Ground Floor Room • Fitted Bedroom Furniture • Bathroom & Shower Room • Enclosed Gardens • Drive & Double Garage • Energy Rating - D • No Chain

Radiator.

## BEDROOM TWO

12'10" x 12'0"

Laminate flooring. Window to front. Radiator.

## BEDROOM THREE

12'0" x 9'4"

Laminate flooring. Fitted wardrobes. Window to rear.

Radiator.

## BEDROOM FOUR

9'6" x 9'0"

Laminate flooring. Window to rear. Radiator.

## BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Inset spotlights. Window to rear. Radiator.

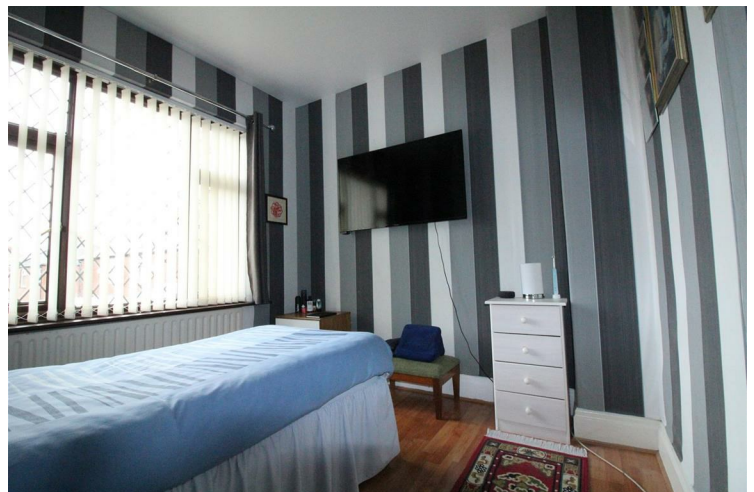
## EXTERIOR

Small garden to the front of the property. Enclosed garden to the rear which is lawned with paved patio. Driveway to the side allowing off street parking for five vehicles.

Detached double garage with power and light.

## DIRECTIONS

From Dewsbury Town Centre proceed up Leeds Road and after passing Tesco Express on the left hand side turn left into Bennett Lane. Langdale Road is the second turning on the right where number 1 will be found on the left hand side. There is no For Sale board in situ.



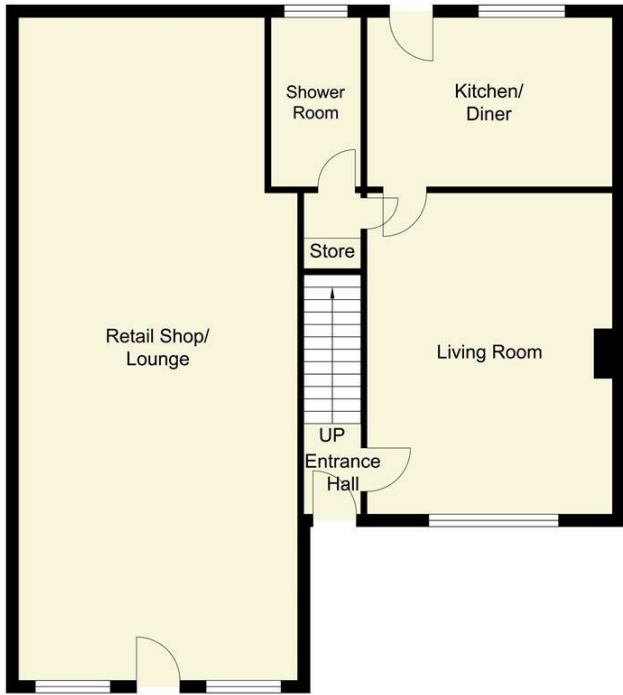




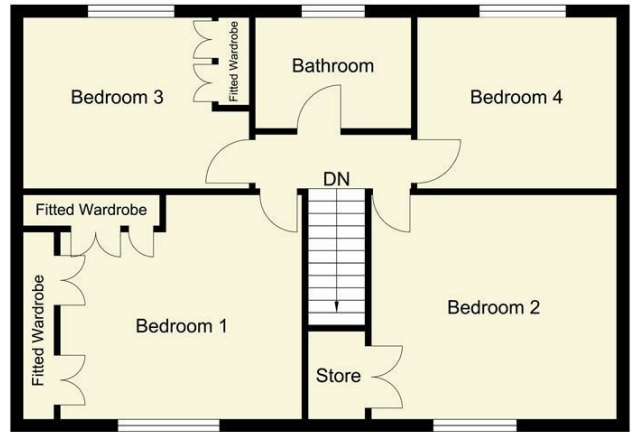
## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Freehold

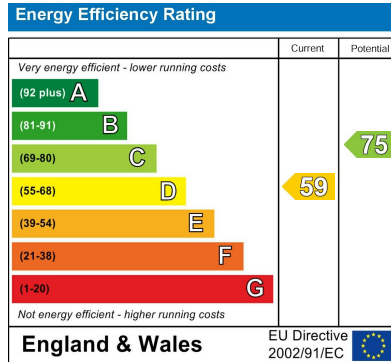


Ground Floor



First Floor

# 1 Langdale Road



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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