

local
properties

buy • sell • let



**34 Kilpin Hill Lane
Dewsbury, WF13 4BH**

£239,950

Freehold

***** SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW - TWO RECEPTION ROOMS - GARDENS, DRIVE & DOUBLE GARAGE - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room, fitted kitchen, ground floor bedroom, shower room, two first floor bedrooms. To the outside, there are low maintenance gardens front and rear, drive and double garage. Located close to all amenities, this property would make an ideal family home and viewing is recommended.



- SEMI DETACHED BUNGALOW • THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • GCH & PVCu DG

ENTRANCE HALL

Stairs to first floor. Inset spotlights. Laminate flooring. Door to side. Radiator.

LOUNGE

14'6 x 11'0

Fireplace surround incorporating fitted gas fire. Coving to ceiling. Wall light points. Laminate flooring. Window to front. Radiator.

DINING ROOM

12'9 x 11'2

Coving to ceiling. Laminate flooring. Understairs storage cupboard. Window to rear. Radiator.

KITCHEN

9'0 x 8'8

With base and wall units incorporating composite sink. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Fully tiled with ceramic tiled floor. Window to rear.

GROUND FLOOR BEDROOM THREE

10'0 x 8'4

Coving to ceiling. Window to front. Radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

LANDING

Giving access to bedrooms one and two.

BEDROOM ONE

17'6 x 12'6

With fitted wardrobe. Window to front. Radiator.

BEDROOM TWO

17'6 x 7'8

With fitted wardrobe. Window to rear with far reaching views. Radiator.

EXTERIOR

Gravelled garden to the front of the property with well established shrubbery borders. Gravelled and paved garden to the rear of the property. Driveway to the side leading to double garage. Outside tap.

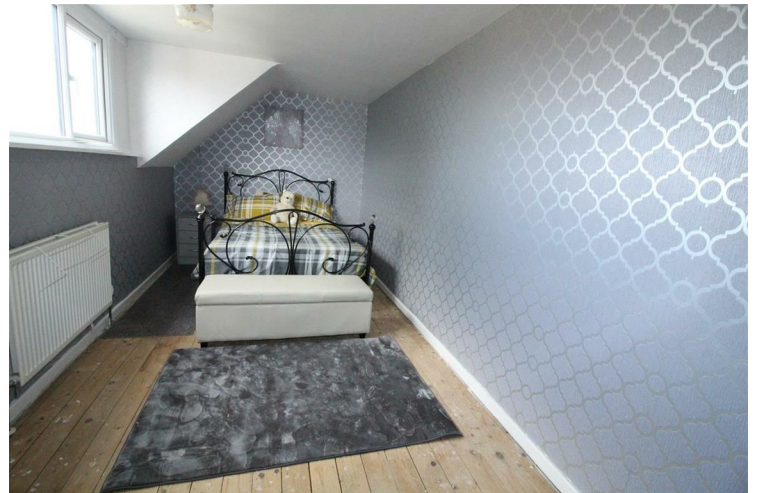
DIRECTIONS

From Dewsbury Town Centre proceed up Halifax for some distance. Go straight ahead at the traffic lights by The



- FITTED KITCHEN • GROUND FLOOR SHOWER ROOM • GARDENS FRONT & REAR • DRIVE & DOUBLE GARAGE • ENERGY RATING - D • NO CHAIN

Butcher's Arms Public House and Kilpin Hill Lane is the third turning on the left hand side. Number 34 will be found on the right.







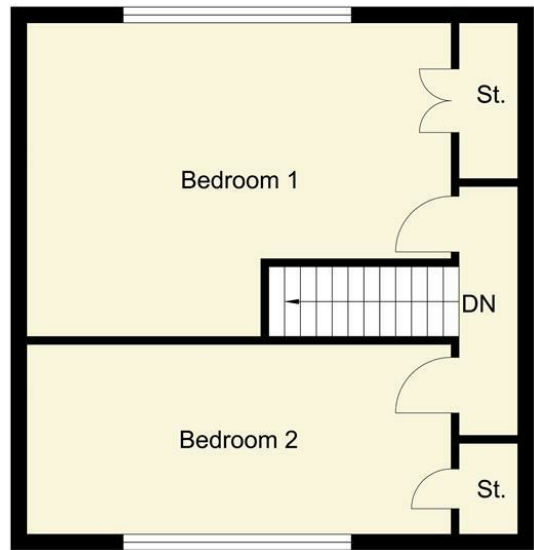
Additional Information

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

Floor Area - sq ft
Tenure - Freehold

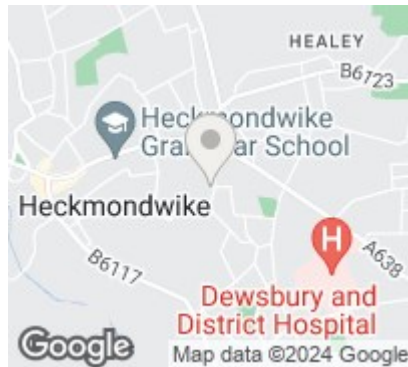


Ground Floor



First Floor

Kilpin Hill Lane



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Birstall Lettings
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

