

local
properties

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44 Headland Lane Dewsbury, WF12 8JU

£405,000
Freehold

***** IMPRESSIVE DETACHED BUNGALOW SET IN APPROXIMATELY ONE THIRD OF AN ACRE - THREE DOUBLE BEDROOMS - ENCLOSED PADDOCK - STABLE, WORKSHOP & GARAGE - VIEWING ESSENTIAL ***** This property has gas central heating and PVCu double glazing and comprises: 26' dining kitchen, utility room, inner hallway, spacious lounge, three bedrooms, bathroom with bespoke window shutters and hardwood doors throughout. . To the outside, there is an enclosed garden with lawn, porcelain patio, decked area and gazebo. A tarmac driveway provides ample off street parking and leads to a single detached garage with attached car port. There is an enclosed paddock beyond with stable and workshop building (originally three stables). Located close to all amenities, the property is within easy reach of Ossett, Wakefield and the nearby motorway network. An early viewing of this well presented property is advised.



• IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW • SET IN APPROX ONE THIRD OF AN ACRE

DINING KITCHEN

26'0 x 11'0

With an excellent range of base and wall units with granite worktops and inset sink. Ceramic hob, electric oven and grill and extractor hood. Integrated dishwasher. Laminate flooring. Two windows and composite door to side. Vertical radiator.

UTILITY ROOM

7'0 x 4'0

With low flush wc and vanity wash hand basin. Plumbing for automatic washing machine. Window to rear. Radiator.

HALLWAY

Coving to ceiling. Laminate flooring. Access to part boarded loft via pull down ladder. Radiator.

LOUNGE

19' x 12'

Coving to ceiling and ceiling rose. Bow window and french doors to front and window to side. Two radiators.

BEDROOM ONE

15' x 12'

Coving to ceiling. Window to rear. Radiator.

BEDROOM TWO

12' x 10'

With fitted wardrobes. Coving to ceiling. Access to loft. Window to rear. Radiator.

BEDROOM THREE

12' x 9'

Coving to ceiling. Window to side. Radiator.

BATHROOM

Part tiled with four piece suite comprising: bath, shower cubicle, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to rear.

EXTERIOR

Enclosed garden to the front which is lawned with porcelain patio and covered decking area with gazebo and power supply. Block paved patio to the rear with outside tap.

Single detached garage with power and attached car port. Tarmac driveway providing off street parking for several vehicles. Enclosed paddock (approx one third of an acre) with stable and workshop with electricity (originally two stables and haystore). Gravelled area to the front of the stable and workshop which provides additional off street parking.



- SPACIOUS LOUNGE WITH FRENCH DOORS • 26' DINING KITCHEN & UTILITY ROOM • ENCLOSED GARDEN WITH Paddock BEYOND

DIRECTIONS

From Dewsbury Town Centre proceed up Wakefield Road and take the first right onto High Road (signposted Earlsheaton). Headland Lane is the third turning on the right, to the side of The Spangled Bull Public House.

Number 44 will be on the right hand side, set back from the main road, and is accessed via a cobbled driveway which is shared by three dwellings. There is no for sale board in situ.



- STABLE & WORKSHOP • DETACHED GARAGE WITH CARPORT & AMPLE PARKING • EPC - D • VIEWING ADVISED

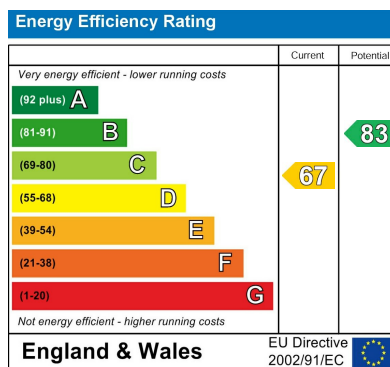




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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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