



**Woodkirk Gardens, Dewsbury WF12 7JA**



**welcome to**

## **Woodkirk Gardens, Dewsbury**

\*\*\* Guide Price £200,000 - £210,000 \*\*\* Situated on the ever-popular Woodkirk Gardens in this cul-de-sac location just off Dewsbury Road is this three bedroom semi-detached property. Don't miss it ...view today!!!



## **Entrance Hall**

Part UPVC double glazed door to front, double glazed window to side, gas central heating radiator and access to the lounge.

## **Lounge/Diner**

26' 7" x 12' 4" ( 8.10m x 3.76m )

Two double glazed windows to front and rear, gas fireplace with wooden surround, gas central heating radiator, telephone and TV points.

## **Kitchen**

14' 2" x 6' 4" ( 4.32m x 1.93m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer, space for hob and oven and plumbing for washing machine. Under stairs cupboard, part cladding to walls and part double glazed UPVC door to side.

## **First Floor Landing**

Double glazed window to side, access to loft space and doors to first floor accommodation.

## **Bedroom One**

11' 9" x 8' ( 3.58m x 2.44m )

Double glazed window to front, fitted wardrobes and gas central heating radiator.

## **Bedroom Two**

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed window to rear, fitted wardrobes and gas central heating radiator.

## **Bedroom Three**

10' 7" x 5' 8" ( 3.23m x 1.73m )

Double glazed window and gas central heating radiator.

## **Bathroom**

Double glazed window to rear, thermostatic electric heating radiator, panelled bath with mixer tap. Wash hand basin with mixer tap, WC, fully tiled from floor to ceiling and spotlights to ceiling.

## **Exterior**

To the front of the property it is a lawned area with plant and shrub borders. To the side of the property there is a tarmac driveway providing off street parking for multiple vehicles leading to the detached garage. The rear of the property is fully flagged for low maintenance.

## **Garage**

Benefiting from an up and over door, power and light.

## **Nb**

There has been a newly fitted combination boiler and full central heating system in the property.

## **Please Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## Woodkirk Gardens, Dewsbury

- \*\*\* Guide Price £200,000 - £210,000 \*\*\*
- Three Bedroom Semi-Detached Property
- 26ft Through Lounge
- Driveway & Garage
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£200,000**



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Property Ref:  
DWS117467 - 0012

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Please note the marker reflects the postcode not the actual property

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