



Linden Close, Dewsbury WF12 8PL

welcome to

Linden Close, Dewsbury

****Guide Price £140,000 - £150,000**** a well-proportioned two double bedroom extended semi-detached property with a 12ft lounge, 12ft 2nd reception room, 9ft playroom/snug, 17ft kitchen diner, two family bathrooms and garden to rear and driveway to front. Popular location... view today!



Downstairs Bathroom

Double glazed window to front, WC, vanity wash hand basin, panelled bath with wall mounted shower over and gas central heating radiator.

Lounge

12' 4" MAX x 12' 2" MAX (3.76m MAX x 3.71m MAX)
Gas central heating radiator, telephone and TV points, doors to dining room and extension.

Dining Room

12' 2" x 10' 4" (3.71m x 3.15m)
Double glazed bay window to front, telephone and TV points. Gas central heating radiator.

Third Reception Room

9' 5" x 9' 1" (2.87m x 2.77m)
Double glazed window to rear, double glazed patio doors to garden and gas central heating radiator.

Kitchen / Diner

17' 3" x 12' (5.26m x 3.66m)
Fitted kitchen with a range of wall and base units, complementary work surfaces and a one and half bowl sink drainer. Gas hob, electric oven, plumbing for washing machine and dishwasher and wall mounted boiler. Gas central heating radiator, double glazed window to rear and door to rear.

Bedroom One

15' 3" x 10' 6" (4.65m x 3.20m)
Two double glazed windows to front and two gas central heating radiators.

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)
Double glazed window to rear, gas central heating radiator and coving to ceiling.

Bathroom

Double glazed window to side, gas central heating radiator, bath with mixer tap and wall mounted shower over, wash hand basin, WC and cupboard space.

Exterior

To the front of the property it is pebbled with a drive to side. The rear of the property has been pebbled and flagged.



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- Guide Price £140,000 - £150,000
- Two Bedroom extended Semi-Detached
- 12ft Lounge, 12ft 2nd Reception, 9ft Playroom/Snug
- 17ft Kitchen Diner & Two-Family Bathrooms
- Driveway & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117787 - 0004

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