



**Wakefield Road, Earlsheaton Dewsbury WF12 8ER**



**welcome to**

**Wakefield Road, Earlsheaton Dewsbury**

Guide Price £215,000 - £230,000 LOOKING FOR A DETACHED PROPERTY AS YOUR FTB? NEEDING TO UPSIZE? READY TO DOWNSIZE? THIS PROPERTY TICKS ALL YOUR BOXES! VIEW TODAY!!



### Entrance Hallway

Part double glazed composite door to front, gas central heating radiator, stairs to first floor landing.

### Through Lounge

26' 5" x 10' 4" ( 8.05m x 3.15m )

Double glazed multi-pane effect bay window to front, patio door to garden, two gas central heating radiators, TV point, dado rail, coving to ceiling, electric coal effect fire with decorative surround inlay and herth.

### Kitchen

11' 1" x 7' ( 3.38m x 2.13m )

Modern fitted kitchen with a range of wall and base units, complimentary granite work surfaces, stainless steel one and half bowl sink drainer with mixer tap, induction hob, double electric oven, wall mounted cooker hood, integrated washing machine, dishwasher and fridge freezer, storage cupboard housing the boiler, spotlights to ceiling, double glazed window to rear, double glazed upvc door to garden.

### First Floor Landing

Double glazed window to side, built in storage cupboards, access to loft space, doors to first floor accommodation.

### Bedroom One

14' 8" x 8' 8" ( 4.47m x 2.64m )

Double glazed multi-pane effect window to front, gas central heating radiator, fitted wardrobes with over head storage and drawers to two walls.

### Bedroom Two

11' 4" x 8' 6" ( 3.45m x 2.59m )

Double glazed window to rear, gas central heating radiator and coving to ceiling.

### Bedroom Three

9' 6" x 6' ( 2.90m x 1.83m )

Double glazed multi-pane effect window to front, fitted wardrobes to one wall, coving to ceiling, gas central heating radiator.

### Shower Room

Double glazed window to rear, shower cubicle with wall mounted shower including jet sprays, floating wash hand basin with mixer tap, WC, chrome ladder style gas central heating radiator, extractor fan, spotlights to ceiling, tiled walls where visible.

### Exterior

The front garden has been laid to lawn with established plants and shrubs, the side access gate leads to the rear of the property. The enclosed rear garden has been paved and decked and stocked with established plants and shrubs, outside watering tap, side access gate to the front and access gate to the rear.

### Detatched Double Garage

18' 3" x 17' 9" ( 5.56m x 5.41m )

Benefiting from two up and over doors.



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welcome to

## Wakefield Road, Earlsheaton Dewsbury

- Guide Price £215,000 - £230,000
- Three Bedroom Detached Property
- 26ft Through Lounge, 11ft Kitchen
- Shower Room, Front & Rear Gardens
- Double Detached Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£215,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117310 - 0006

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