



**26 Grasmere Road
Dewsbury, WF12 7PG**

£229,950

Freehold

***** TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE - GENEROUS CORNER PLOT - TWO RECEPTION ROOMS - SOUGHT AFTER RESIDENTIAL AREA - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room, fitted kitchen, landing, three bedrooms (all with fitted furniture) shower room, separate wc. Situated on a corner plot, there are lawned gardens to the front and side, enclosed patio garden to the rear, resin driveway providing off street parking for several vehicles and a single detached garage. Located in a sought after residential area off Bennett Lane, the property is ideally situated to all amenities and the M1 & M62. With scope to extend (subject to the necessary consent being obtained), this property is an ideal family home and viewing is recommended.



- TRADITIONAL THREE BEDROOM SEMI
- GENEROUS CORNER PLOT
- GCH & PVCu
- DG • TWO RECEPTION ROOMS

ENTRANCE HALL

Stairs to first floor. Coving to ceiling and plate rack. Pantry. Door to front. Radiator.

LOUNGE

12'9" x 12'5"
Plate rack. Bay window to front. Radiator.

DINING ROOM

12'1" x 11'9"
Fireplace surround with electric fire. Plate rack. French doors to rear. Radiator.

KITCHEN

8'2" x 5'10"
With base and wall units incorporating inset stainless steel sink and drainer. Gas hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Window to rear and door to side. Radiator.

LANDING

Access to loft. Window to side.

SEPARATE WC

Part tiled with low flush wc and ceramic tiled floor.

SHOWER ROOM

Fully tiled with walk in shower and pedestal wash hand basin. Ceramic tiled floor. Airing cupboard. Extractor fan. Heated towel rail. Window to side.

BEDROOM ONE

13'1" x 9'10"
With fitted wardrobes to recesses. Bay window to front with window seat. Radiator.

BEDROOM TWO

11'9" x 11'1"
With fitted wardrobes. Window to rear. Radiator.

BEDROOM THREE

6'10" x 6'10"
Window to front. Radiator.

EXTERIOR

Lawned gardens to the front and side with well established borders. Enclosed patio garden to the rear. Resin driveway providing off street parking for several vehicles and leading to a single detached garage.

DIRECTIONS

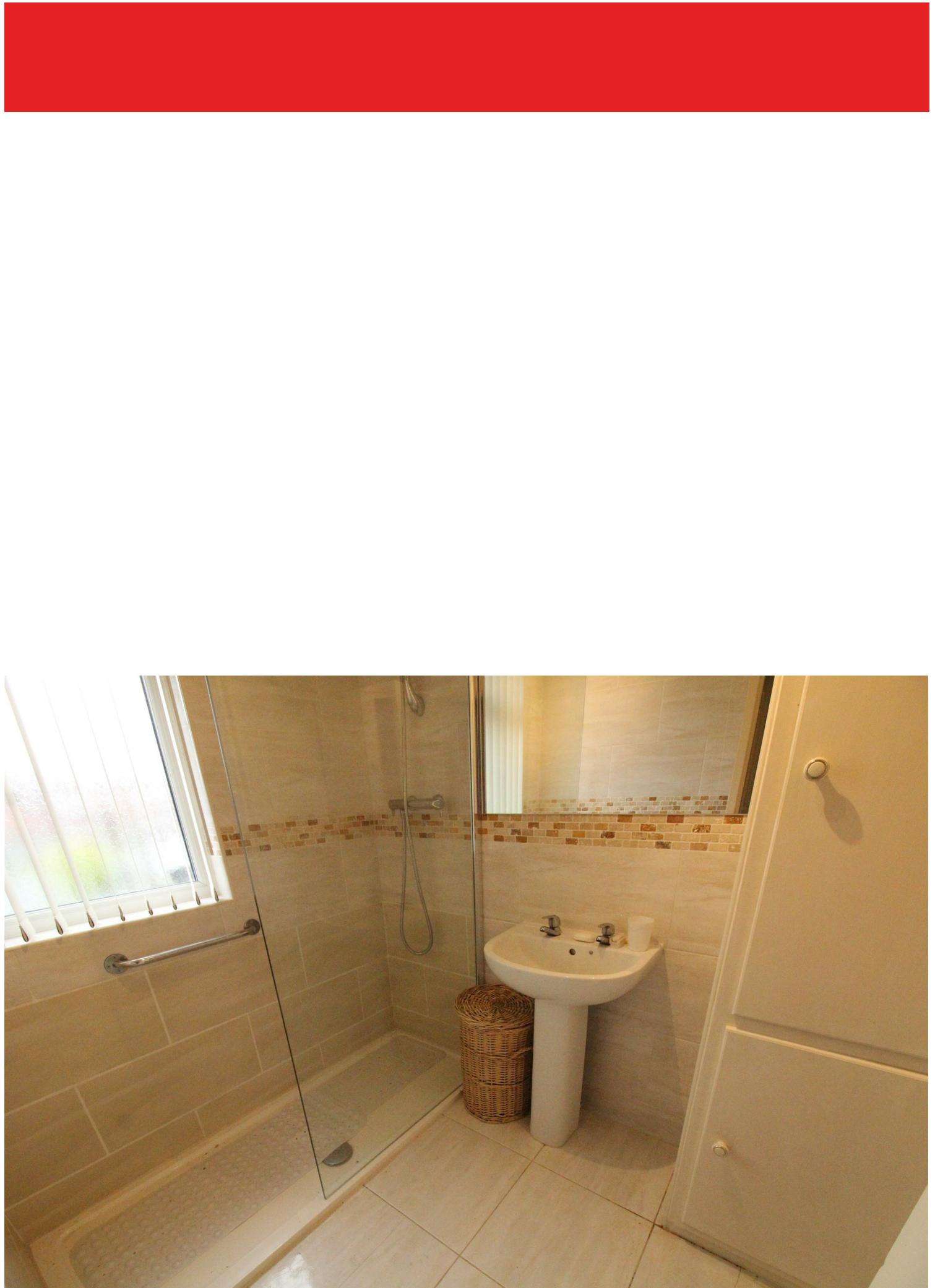
From Dewsbury town centre proceed up Leeds Road. After



- FITTED BEDROOM FURNITURE • SHOWER ROOM & SEPARATE WC • GARDENS TO THREE SIDES • RESIN DRIVEWAY & SINGLE DETACHED GARAGE • EPC - tbc • NO CHAIN

passing Tesco Express on the left hand side take the next left onto Bennett Lane. Grasmere Road is the second turning on the left where number 26 will be found on the right hand side, signified by our For Sale board.







Additional Information

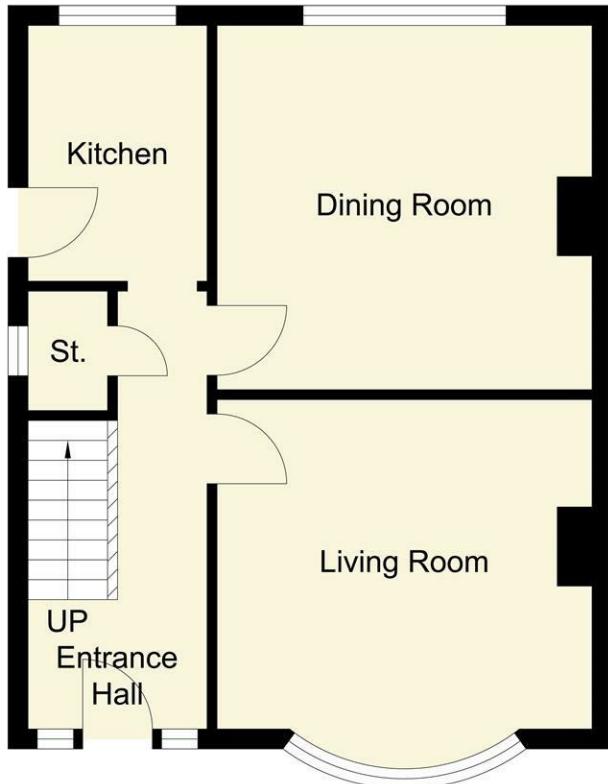
Local Authority -

Council Tax - Band C

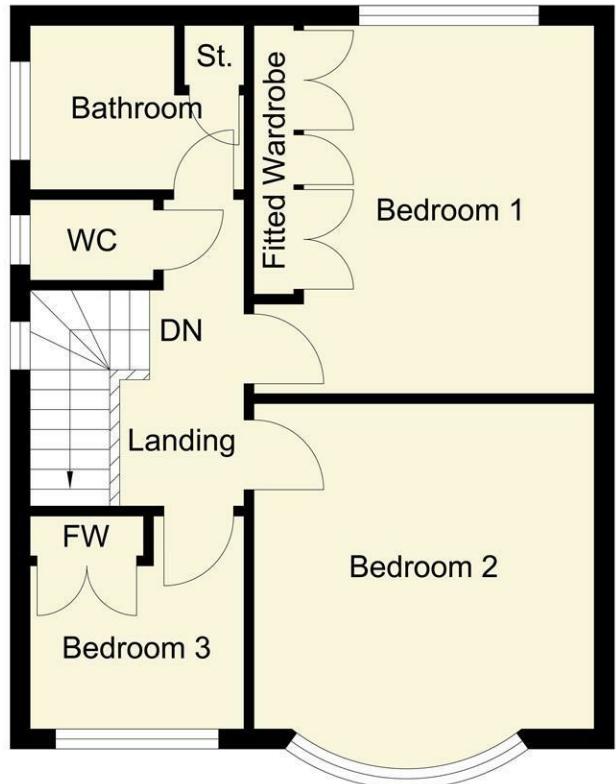
Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



Ground Floor



First Floor

Grasmere Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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