



**Henley Avenue, Dewsbury WF12 0LN**



**welcome to**

**Henley Avenue, Dewsbury**

Guide Price £325,000 - £350,000!! LOOKING FOR THAT FAMILY HOME IN A POPULAR AND DESIRABLE LOCATION? THEN THIS IS THE ONE!!!

Situated on this popular Henley Avenue in Thornhill.. This four bedroom detached won't be on the market long... view today!



### Entrance Hallway

Part double glazed upvc door to front, understairs storage cupboard and stairs to first floor landing. Doors to accommodation and gas central heating radiator.

### Lounge Diner

19' 10" x 18' ( 6.05m x 5.49m )

Three double glazed windows to front, side and rear. Two gas central heating radiators, telephone and TV points. Coving to ceiling.

### Kitchen

14' x 7' 9" ( 4.27m x 2.36m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. 1 & 1/2 Bowl sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, gas central heating radiator and and double glazed window to rear. Door to garden.

### Downstairs Wc

WC, wash hand basin with mixer tap and double glazed window to front. Wall mounted boiler and part tiled walls.

### First Floor Landing

Doors to accommodation, gas central heating radiator and access to loft space.

### Bedroom One

13' 3" x 8' 6" ( 4.04m x 2.59m )

Double glazed window to front, gas central heating radiator and coving to ceiling. Over bulkhead storage cupboard.

### Bedroom Two

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed window to front, gas central heating radiator and coving to ceiling. Over bulkhead storage cupboard.

### Bedroom Three

8' 8" x 7' 6" ( 2.64m x 2.29m )

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

### Bedroom Four/ Office

8' 8" x 7' 9" ( 2.64m x 2.36m )

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

### Family Bathroom

Double glazed window to rear, gas central heating radiator and spotlights to ceiling. Panelled bath with mixer tap, wall mounted shower over. Wash hand basin with mixer tap, tiled walls and floor where visible.

### Exterior

To the front of the property there is a lawned garden with established plant and shrubs, driveway to side providing off street parking for multiple vehicles leading to the detached garage. The enclosed rear garden has been lawned and paved perfect to relax or entertain on, stocked with established plant, tree and shrub borders.

### Detached Garage

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



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## Henley Avenue, Dewsbury

- Guide Price £325,000 - £350,000!!
- Downstairs WC
- Detached Garage
- Driveway
- Front & Rear Gardens

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

guide price

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117249 - 0006

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