



Ullswater Avenue, Hanging Heaton DEWSBURY WF12 7PJ

welcome to

Ullswater Avenue, Hanging Heaton DEWSBURY

Guide Price £260,000 - £270,000 UPSIZE? DOWNSIZE? OR FIRST TIME BUYER? THIS THREE BEDROOM SEMI-DETACHED PROPERTY ON ' THE LAKES ' HANGING HEATON TICKS THE BOXES FOR ALL OF YOU! DON'T MISS IT.



Entrance Hallway

Part double glazed door to front, understairs storage cupboard, laminate flooring, double glazed window to front, stairs to first floor landing and doors to ground floor accommodation.

Lounge

13' (Into Bay) x 12' 3" (3.96m (Into Bay) x 3.73m)
Double glazed bay window to front, gas central heating radiator and laminate flooring.

Kitchen Diner

18' 4" x 12' 4" (5.59m x 3.76m)
Modern fitted kitchen with range of wall and base units, complementary granite work surfaces, butler style sink with mixer tap, integrated fridge, electric cooker point, space for range cooker, laminate flooring, gas central heating radiator, spotlights to ceiling, double glazed window to rear and double glazed patio door to garden.

First Floor Landing

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

Bedroom One

13' 8" (Into Bay) x 11' (4.17m (Into Bay) x 3.35m)
Double glazed bay window to front, gas central heating radiator and laminate flooring.

Bedroom Two

11' x 10' 7" (3.35m x 3.23m)
Double glazed window to rear and gas central heating radiator.

Bedroom Three

7' MAX x 6' 9" MAX (Including Bulkhead) (2.13m MAX x 2.06m MAX (Including Bulkhead))
Double glazed window to front and gas central heating radiator.

Family Bathroom

Double glazed windows to rear and side, panelled bath with mixer tap and shower attachment, chrome

ladder style gas central heating radiator, wash hand basin, WC, part tiled walls and cupboard housing the boiler.

Exterior

To the front of the property there is a tarmac driveway providing off street parking leading to the attached garage and pebbled front garden. The good sized enclosed south easterly facing rear garden has various lawned and paved areas with a large raised timber decked area to the rear to relax or entertain on and outside watering tap.

Attached Garage

28' 9" x 8' 7" (8.76m x 2.62m)
Tandem double garage benefiting from an up and over door, power points, lighting and door to garden.



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Ullswater Avenue, Hanging Heaton DEWSBURY

- Guide Price £260,000 - £270,000
- Three Bedroom Semi-Detached Property
- 13ft Lounge, 18ft Kitchen Diner
- Driveway, 29ft Tandem Garage
- Large Enclosed Landscaped Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 5.63

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DWS117738 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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