



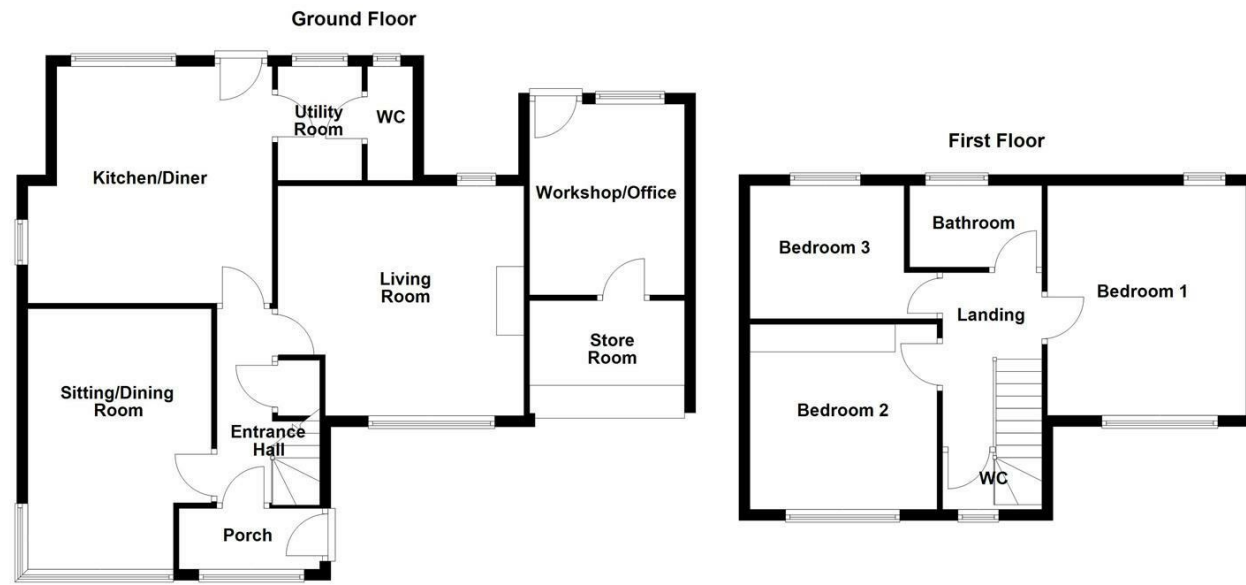
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Bagdale Whitley Road, Whitley, Dewsbury, WF12 0LZ

For Sale Freehold £425,000

Enjoying a pleasant position is this three bedroom detached family home which offers well proportioned accommodation and benefits from a beautifully landscaped rear garden with an attractive open aspect beyond and offering further potential to extend subject to the necessary planning permissions.

Internally, the property is entered via a porch which leads into a welcoming entrance hall, providing access to a useful understairs storage cupboard. Three doors lead off to the principal ground floor accommodation, including an extended kitchen diner to the rear, complete with a separate utility room and downstairs WC. There is also a spacious sitting/dining room featuring a bay window to the front elevation, along with a dual-aspect living room, creating a light and airy living space. To the first floor, the landing provides access to three well proportioned bedrooms, with bedroom two benefiting from fitted wardrobes. The accommodation is served by a modern two piece bathroom suite, complemented by a separate WC. There is also loft access from the landing. Externally, the property is approached via double cast iron gates leading onto a tarmac driveway, enclosed by well built boundary walls. The front garden is attractively laid to lawn with established, manicured borders, and a further gated pathway leads down the side of the property to the rear garden. The rear garden has been thoughtfully landscaped and features a generous two tier paved patio area wrapping around the kitchen, ideal for al fresco dining, overlooking a well kept lawn. Additional paved seating areas are positioned throughout the garden, which is fully enclosed by a combination of stone walls and timber fencing. Further features include external lighting, a water point, and a covered out house providing useful outdoor storage.

The property is conveniently located within close proximity to a range of local amenities, well-regarded schools, and excellent public transport links, including regular bus routes connecting Dewsbury, Huddersfield, and Wakefield city centre. The M1 motorway is also within easy reach, making the property ideal for commuters.

This is an ideal family home, and an early viewing is highly recommended to fully appreciate the quality, space, and location on offer.

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	

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IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

PORCH

8'2" x 3'7" (2.50m x 1.11m)
UPVC double glazed side entrance door leading into the porch. UPVC double glazed window to the front aspect, timber cladding to the ceiling and walls. A solid wooden door leads into the entrance hall.

ENTRANCE HALL

With staircase and handrail rising to the first floor landing, under stairs storage cupboard, dado rail, coving to the ceiling, and doors leading to the sitting/dining room, kitchen diner, and living room.

SITTING/DINING ROOM

16'7" x 11'0" (max) x 11'7" (min) [5.06m x 3.36m (max) x 3.54m (min)]
Rectangular bay window with UPVC double glazing to two sides overlooking the front aspect, coving to the ceiling, ceiling rose, and a decorative stone fireplace with stone hearth.



LIVING ROOM

13'8" x 14'6" (max) x 11'6" (min) [4.19m x 4.43m (max) x 3.51m (min)]
UPVC double glazed windows to the front and rear aspects, coving to the ceiling, two radiators, wall lighting, and a decorative stone fireplace with stone hearth.



KITCHEN DINER

14'1" x 14'5" (max) x 12'10" (min) [4.31m x 4.40m (max) x 3.92m (min)]
An extended kitchen diner fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Includes a granite composite sink with chrome mixer tap, space for a freestanding fridge freezer, plumbing for a dishwasher, tiled flooring, extractor fan, and a space for a range cooker. UPVC double glazed windows to the rear and side aspects, and a UPVC door leading to the rear garden. Door to utility room.

UTILITY ROOM

5'0" x 6'5" (1.54m x 1.97m)
Laminate work surface with plumbing for a washing machine, tiled flooring, loft access. UPVC double glazed window to the rear, and door to downstairs WC.

DOWNSTAIRS W.C.

2'8" x 6'5" (0.82m x 1.97m)
Comprising low flush WC and pedestal wash basin with mixer tap, housing the boiler. Frosted UPVC double glazed window to the rear, extractor fan, and tiled flooring.

FIRST FLOOR LANDING

Landing with loft access, dado rail, coving to the ceiling, and doors to three bedrooms, house bathroom, and separate WC.

BEDROOM ONE

11'6" x 13'8" (3.51m x 4.19m)
Dual aspect UPVC double glazed windows to the front and rear, radiator, and coving to the ceiling.



BEDROOM TWO

10'11" x 10'5" (3.35m x 3.20m)
UPVC double glazed window to the front elevation, radiator, coving to the ceiling, and fitted double wardrobe with mirrored sliding doors.



BEDROOM THREE

7'11" x 11'2" (max) x 9'4" (min) [2.42m x 3.42m (max) x 2.85m (min)]
UPVC double glazed window to the rear elevation and radiator.

BATHROOM

7'10" x 4'10" (2.41m x 1.48m)
Comprising a three piece suite including a curved panel bath with glass screen and mixer shower over, wash basin set within a vanity unit, chrome fittings, tiled flooring, partially tiled walls, chrome heated towel rail, inset spotlights, extractor fan, and frosted UPVC window to the rear.



SEPARATE W.C.

2'9" x 6'2" (0.85m x 1.88m)
Low flush WC and wall hung wash basin with mixer tap, tiled flooring, ceiling spotlights, chrome detailing, and UPVC double glazed window to the front.

OUTSIDE

Externally, the property benefits from double cast iron gates leading to a large tarmac driveway providing ample off road parking and access to an attached garage with up-and-over door. The front garden is mainly laid to lawn with well maintained planted borders and enclosed by stone walls. A pathway leads to the side of the property and into the rear garden. The rear garden is landscaped with a paved patio area, ideal for seating and dining, an attractive lawn, mature planted borders, and additional seating areas. The space is enclosed by stone walls and fencing, offering a good degree of privacy. Additional features include an outside tap, lighting, and a useful outhouse.



STORE

5'11" x 9'3" (1.82m x 2.82m)
Located to the front of the garage.

WORKSHOP/OFFICE

11'4" x 9'0" (3.47m x 2.76m)
With power, lighting, base units, work surfaces, and access to the rear garden. This area can be easily converted back into a single garage if required, via a timber partition wall.

PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.