



**Ennerdale Road, Dewsbury WF12 7NG**

**welcome to**

**Ennerdale Road, Dewsbury**

Guide Price £300,000 - £320,000 Situated on ever popular 'The Lakes' is this well-presented three bedroom semi-detached property with the added bonus of a one bedroom detached annexe... Ready to move in to... Don't miss it ... view today!



Guide Price £300,000 - £320,000 Situated on this popular turning on 'The Lakes' in Hanging Heaton is this well-presented and proportioned three bedroom semi-detached property with an additional one bedroom detached annexe situate in the rear garden. The semi-detached property benefits from a 16ft lounge, 12ft 2nd reception room / dining room, 16ft kitchen with integrated appliances and to the first floor, there are two double bedrooms and a smaller one as well as the family bathroom. Externally the property has a driveway for multiple vehicles and a well-tended southerly facing rear garden perfect for relaxing or entertaining in. The detached annexe has a combined 15ft lounge/ kitchen, 11ft bedroom and en-suite shower room. This annexe is perfect for multi uses including - granny annexe, home office & home gym, working / running a business from home etc... Being close to all local amenities and schooling, whilst the motorway networks are just a short drive away for those wishing to travel further afield. If you are looking for, in our opinion, a readymade, well-proportioned property in a great location with the fantastic bonus of the annexe, then William H Brown in Dewsbury recommend that you view without delay to avoid disappointment! You have been warned

### **Entrance Hallway**

### **Lounge**

16' 9" x 10' 8" ( 5.11m x 3.25m )

### **Reception Two/ Dining Room**

12' x 11' 7" ( 3.66m x 3.53m )

### **Kitchen**

16' 3" x 8' 1" ( 4.95m x 2.46m )

### **First Floor Landing**

### **Bedroom One**

12' 2" x 11' ( 3.71m x 3.35m )

### **Bedroom Two**

11' 7" x 9' 9" ( 3.53m x 2.97m )

### **Bedroom Three**

9' 2" MAX x 8' 9" MAX (Includes Bulkhead) ( 2.79m MAX x 2.67m MAX (Includes Bulkhead) )

### **Family Bathroom**

### **Exterior**

### **Detached Annexe**

### **Lounge Kitchen Area**

15' 1" x 11' 1" ( 4.60m x 3.38m )

### **Bedroom**

11' 1" x 9' 8" ( 3.38m x 2.95m )

### **En Suite Shower Room**

10' 9" x 4' 7" ( 3.28m x 1.40m )



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## welcome to Ennerdale Road

- Guide Price £300,000 - £320,000
- Three Bedroom Semi-Detached Property
- Separate One Bedroom Detached Annexe
- Two Reception Rooms
- 16ft Kitchen, Driveway

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

guide price  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS118035](https://www.williamhbrown.co.uk/Property/DWS118035)



Property Ref:  
DWS118035 - 0003

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