

8 Camilla Court, Earlsheaton, Dewsbury, WF12 8LR

Offers Over £220,000

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Situated in a popular residential cul de sac with far reaching views, is this spacious semi detached home. With accommodation arranged over three levels, the property boasts four bedrooms, two bathrooms and a conservatory extension to the rear. Having a versatile layout, the well presented property has uPVC double glazing, gas central heating system and is perfect for family occupation. Located within easy reach of local amenities and major road and rail links. An early viewing is strongly recommended.









GROUND FLOOR

Entrance Vestibule

Accessed via an exterior front door and having stairs to the first floor accommoddation.

Bedroom

15'9" x 8'2" (4.80m x 2.49m)

A versatile room, currently used as a bedroom and having a central heating radiator and a front uPVC window,

Shower Room

Furnished with a corner shower cubicle with wall mounted shower, a washbasin set within a vanity unit and a WC. A large built in storage cupboard houses the central heating radiator and has plumbing for a washing machine.

FIRST FLOOR

Kitchen

16'5" x 11'2" (5.00m x 3.40m)

A spacious and impressive dining kitchen, fitted with a good range of wall and base units with drawers, inset sink unit and worktops with tiled splashbacks. The is an integrated four ring hob with extractor over and built in under oven, along with space for free standing appliances. A window overlooks the side and there is a central heating radiator and sliding doors opening into the Conservatory.

Conservatory

13'7" x 8'7" (4.14m x 2.62m)

This good sized conservatory makes perfect additional living space and has a central heating radiator and a uPVC door out to the rear garden.











Lounge

13'7" x 11'9" (4.14m x 3.58m)

Having far reaching views to the front, the lounge has a walk in uPVC bay window, a central heating radiator and a fireplace to one wall with fire. Stairs lead to the second floor accommodation.

SECOND FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom

11'4" x 10'7" (3.45m x 3.23m)

The main bedroom overlooks the rear via a uPVC window and has a central heating radiator.

Bedroom

10'9" x 7'5" (3.28m x 2.26m)

Another double bedroom with built in wardrobe space and having a central heating radiator and a uPVC window.

Bedroom

9'3" x 7'3" (2.82m x 2.21m)

With views to the front via a uPVC window and having a central heating radiator and a built in bed frame over the bulkhead.

Bathroom

A modern bathroom furnished with a panelled bath with shower over and shower screen, a pedestal wash basin and a WC. There is tiling to the walls, a uPVC window and a ladder style radiator.

OUTSIDE

To the front of the property is off road parking for multiple vehicles. To the rear is a tiered garden with decking out from the conservatory with steps leading up to a paved patio seating area, steps to a lawned section and further steps to more garden beyond.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

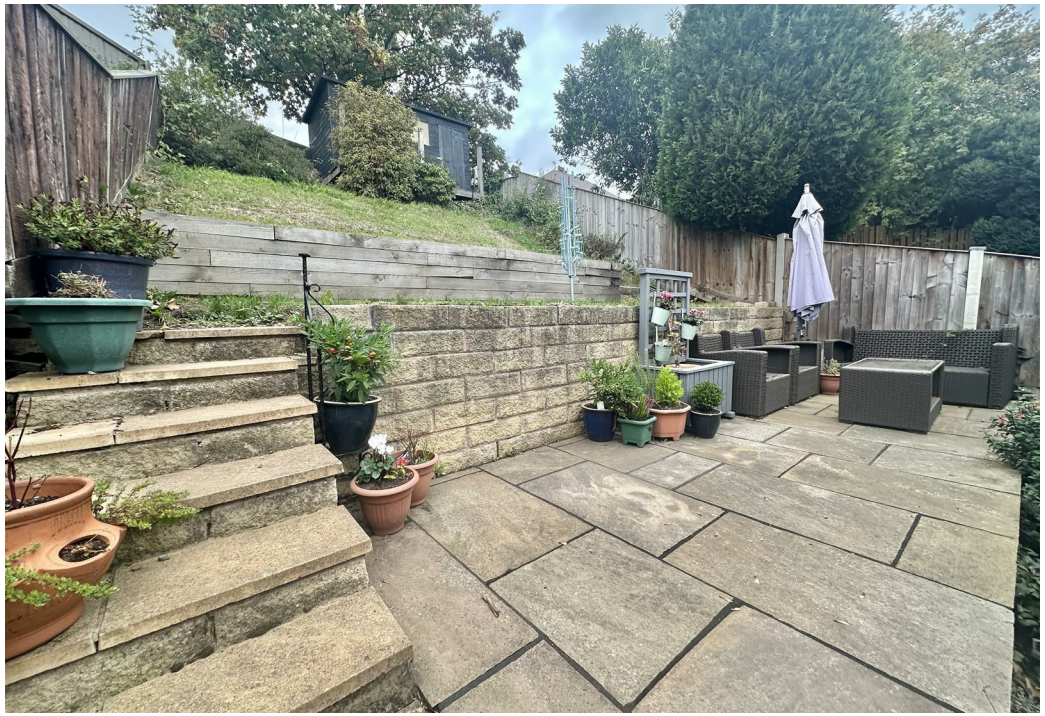
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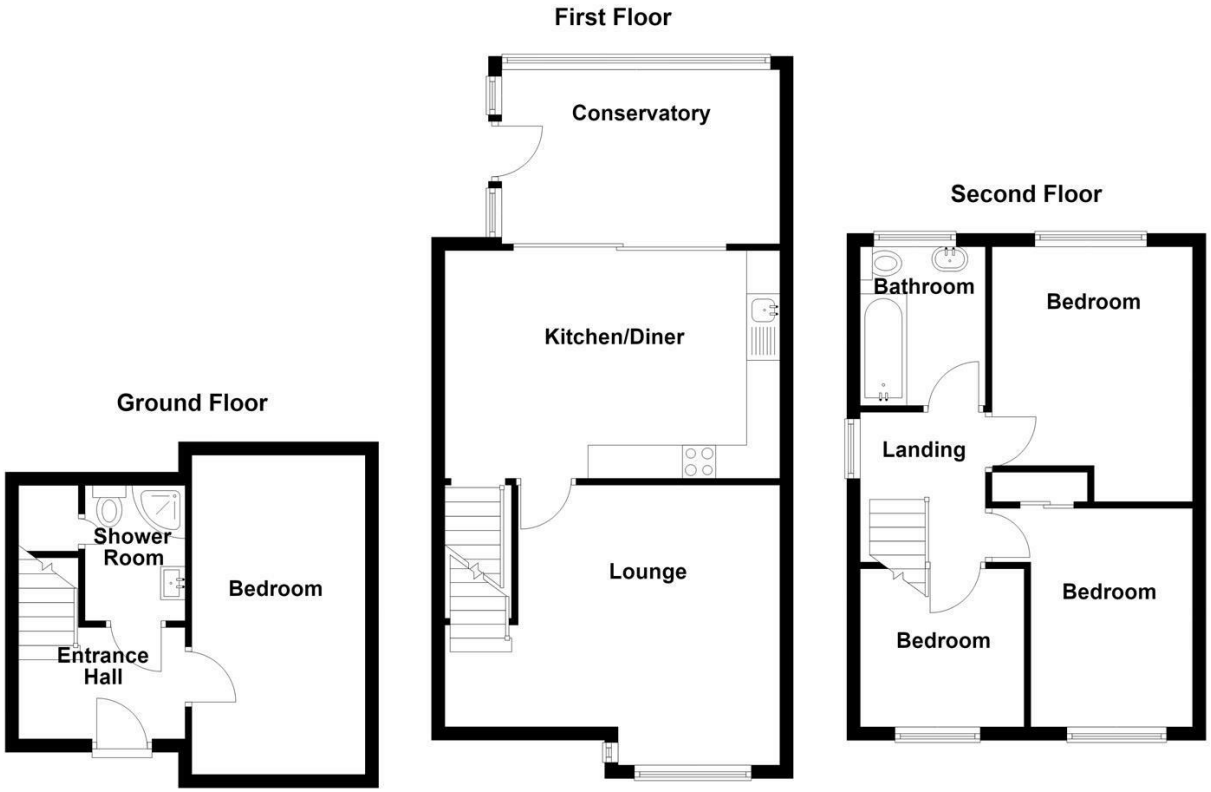
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.









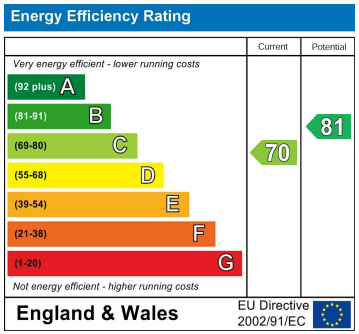


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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