



Tudor Way, Thornhill Lees Dewsbury WF12 9PG

welcome to

Tudor Way, Thornhill Lees Dewsbury

Guide Price £210,000 - £220,000 IT'S QUITE RARE FOR THE DETACHED HOUSES TO COME ON TO THE MARKET IN THIS SMALL, POPULAR CUL-DE-SAC IN THORNHILL LEES...SO BE QUICK....DONT MISS IT!



Entrance Lobby

Composite door to front, spotlight to ceiling and wood flooring.

Lounge

15' 2" x 10' 3" (4.62m x 3.12m)

Double glazed bay window to front, TV point, wall lights, wood flooring, gas coal effect fire with decorative surround, inlay and hearth.

Reception Two / Dining Room

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed patio door to conservatory, wall mounted heater and laminate flooring.

Kitchen

8' 7" x 8' 6" (2.62m x 2.59m)

Modern fitted light grey kitchen with a range of wall and base units, complementary work surfaces and splashbacks. Stainless steel sink with mixer tap, gas hob, double electric oven, plumbing for washing machine, extractor hood, laminate flooring, telephone point, built in storage cupboard housing water heater, part double glazed Upvc door to side, double glazed window to rear with encapsulated fitted blind.

Conservatory

8' 3" x 7' 8" (2.51m x 2.34m)

Of part Upvc construction. Double glazed windows to rear and sides, double glazed door to garden, wall mounted electric heater and laminate flooring.

First Floor Landing

Double glazed window to side, access to loft space via drop down ladder, wall mounted heater and doors to first floor accommodation.

Bedroom One

13' 8" x 9' 5" (4.17m x 2.87m)

Double glazed window to front.

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed window to rear with views across farmland and fields, built in mirror fronted sliding door wardrobes to one wall.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed window to front.

Family Bathroom

8' 7" x 6' 4" (2.62m x 1.93m)

Double glazed window to rear, panelled bath, shower cubicle with wall mounted shower, wash hand basin, WC, tiled walls where visible.

Exterior

To the front of the property there is a resin driveway providing off-street parking for multiple vehicles leading to the integral garage. Pebble borders stocked with plant and shrubs. The enclosed rear garden has a south easterly aspect with various sitting areas to relax or entertain on including paved lawned and pebbled areas, side access gate to the front, outside watering tap, power points and lighting.

Integral Garage

17' 2" x 7' 9" (5.23m x 2.36m)

Benefiting from an up and over door, power points and lighting.

Nb

The property does not have gas central heating.



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- Guide Price £210,000 - £220,000
- Three Bedroom Detached Property
- 15ft Lounge, 9ft 2nd Reception Room
- 8ft Modern Kitchen, 8ft Conservatory
- Driveway, Garage, Cul-De-Sac

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

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS116773 - 0005

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