



**Jilling Gardens, Dewsbury WF12 8DF**



**welcome to**

**Jilling Gardens, Dewsbury**

IN A HURRY? DON'T WORRY.. NO CHAIN INVOLVED WITH THIS ONE !! Guide Price £225,000 - £235,000 Situated over three floors on this ever popular and in demand modern development. View today!!!



### Entrance Hallway

Double glazed composite door to front, understairs storage cupboard and gas central heating radiator. Stairs to first floor landing.

### Kitchen

12' 7" MAX x 9' 6" MAX ( 3.84m MAX x 2.90m MAX ) Fitted kitchen with a range of wall and base units, complementary work surfaces and splashbacks. Stainless steel 1 & 1/2 sink drainer with mixer tap. Gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, cupboard housing the boiler and gas central heating radiator. Double glazed bay window to front, laminate flooring and spotlights to ceiling.

### Lounge

17' 1" MAX x 15' 5" MAX ( 5.21m MAX x 4.70m MAX ) Double glazed French doors to garden, double glazed windows to rear and two double glazed Velux windows to rear. Gas central heating radiator, telephone and TV points.

### First Floor Landing

Gas central heating radiator, doors to accommodation and stairs to top floor accommodation.

### Bedroom Two

15' 5" x 11' 2" ( 4.70m x 3.40m ) Two double glazed windows to rear and gas central heating radiator.

### Bedroom Three

10' 6" x 8' 5" ( 3.20m x 2.57m ) Double glazed window to front and gas central heating radiator.

### Family Bathroom

Panelled bath with mixer tap and shower attachment. WC, wash hand basin with mixer tap and spotlights to ceiling and extractor fan. Part tiled walls and floor where visible.

### Top Floor Accommodation

#### Bedroom One

15' 5" x 12' 2" To Wardrobes ( 4.70m x 3.71m To Wardrobes ) Double glazed window to front, built in wardrobes to one wall and gas central heating radiator. Door to en suite shower room.

#### En Suite Shower Room

Shower cubicle with wall mounted shower over, wash hand basin with mixer tap and wc. Part tiled walls and floor where visible. Velux skylight window to rear.

### Exterior

To the front of the property there is a tarmac drive providing off street parking for one car, lawned and pebbled borders. Outside lighting. The enclosed rear garden has a lawned and paved area perfect for relaxing or entertaining on. Raised flower beds and outside lighting. Additional parking to the rear.



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## Jilling Gardens, Dewsbury

- Guide Price £225,000 - £235,000
- Three Bedroom End Town House
- Ground Floor WC, En Suite Shower Room
- Off Street Parking
- View Today!!

Tenure: Freehold EPC Rating: C

guide price

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117040 - 0006

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