



**Rumble Road, DEWSBURY WF12 7LR**



**welcome to**

**Rumble Road, DEWSBURY**

Guide Price £220,000 - £230,000 LOOKING FOR A WELL-PROPORTIONED DORMA BUNGALOW WITH PLENTY OF PARKING AND A 21FT X 14FT DETACHED GARAGE? THEN YOU'VE FOUND IT!!



### **Entrance Porch**

Double glazed Upvc double door and window to front and door to hallway.

### **Entrance Hallway**

Gas central heating radiator, wall light, stairs to first floor landing and doors to ground floor accommodation.

### **Lounge**

15' MAX x 10' 11" ( 4.57m MAX x 3.33m )

Patio door and window to garden, coving to ceiling, gas central heating radiator, pebble effect gas fire with decorative surround, marble inlay and hearth.

### **Bedroom Two**

15' 9" x 10' 9" ( 4.80m x 3.28m )

Double glazed bay window to front, gas central heating radiator, dado rail and coving to ceiling.

### **Kitchen**

12' 7" x 8' 8" ( 3.84m x 2.64m )

Fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, electric cooker point, wall mounted cooker hood, plumbing for washing machine and dishwasher, breakfast bar, gas central heating radiator, laminate flooring, spotlights to ceiling, double glazed window to side and part double glazed Upvc door to garden.

### **Ground Floor Cloakroom**

WC, extractor fan, gas central heating radiator, wall mounted boiler and double glazed window to front.

### **Family Bathroom**

Double glazed window to side, p-shaped bath with mixer tap and wall mounted shower over, vanity wash hand basin with mixer tap and storage below, chrome ladder style radiator, spotlights to ceiling and part Upvc panelling to walls.

### **First Floor Landing**

Double glazed window to side, eaves storage and

door to bedroom one.

### **Bedroom One**

15' 9" MAX x 14' 3" (Into Wardrobes) ( 4.80m MAX x 4.34m (Into Wardrobes) )

Double glazed window to front, gas central heating radiator, built in part mirror fronted wardrobes to one wall and door to home office.

### **Home Office**

7' 3" x 5' 7" ( 2.21m x 1.70m )

Double glazed window to side and gas central heating radiator.

### **Exterior**

The front garden has been pebbled for low maintenance, tarmac driveway providing off-street parking for multiple vehicles leading to the rear garden and detached garage. The rear garden has a southerly aspect with paved areas perfect to relax or entertain on. The rest of the garden has been laid to lawn stocked with established plant, tree and shrub borders. There is also an outside watering tap and power point.

### **Detached Garage / Workshop**

21' 8" x 14' 3" ( 6.60m x 4.34m )

A lot larger than your standard garage, this amazing space benefits from an up and over door, power points and lighting, two double glazed windows to side and door to front.



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## Rumble Road, DEWSBURY

- Guide Price £220,000 - £230,000
- Two Double Bedroom Semi-Detached Dorma Bungalow
- 15ft Lounge, 12ft Kitchen, G/F WC
- Modern G/F Bathroom, Driveway
- 21ft Detached Garage, No Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117590 - 0008

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