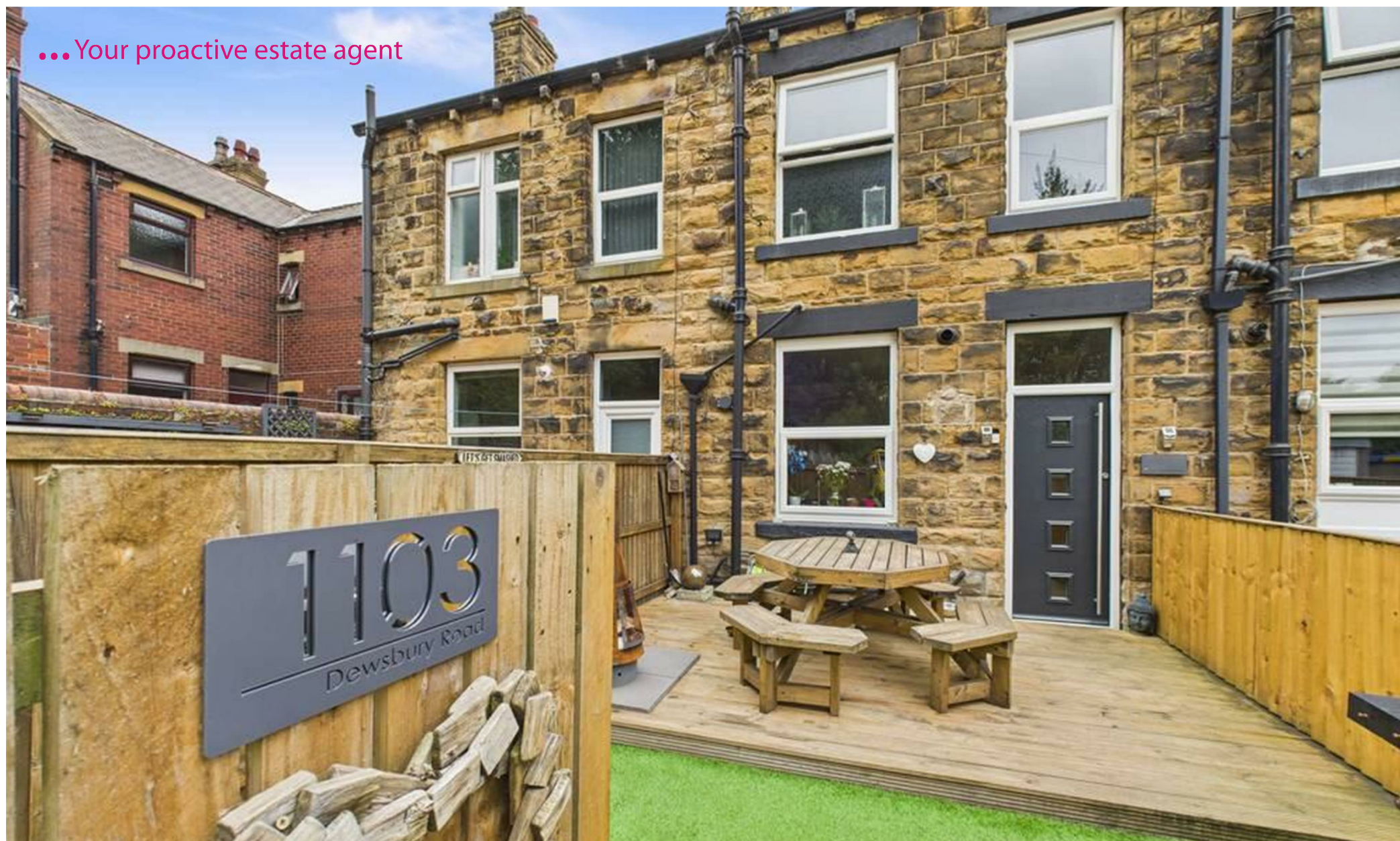


... Your proactive estate agent



**Dewsbury Road, Dewsbury, WF12 7JN**  
**Offers Over £170,000**

**Park Row**

In addition, there is the benefit of allocated parking. Some furniture can also be included in the sale by separate negotiation, making this an even more attractive opportunity.



## GROUND FLOOR ACCOMMODATION

### Kitchen

**3.95 x 3.94 (12'12" x 12'11")**

With a newly fitted kitchen, a range of wall and base units with integrated appliances wood affect work surfaces over composite sink drainer and mixer tap. Gas hob electric oven with extractor hood screen over. Luxury final tiled flooring. Integrated appliances include, under counter Fridge and a washing machine. The boiler is housed into a kitchen unit. Ceiling chandelier. Gas central heated radiator. Door down to the cellar. Leads into the inner hallway and lounge. UPVC double glazed window to the rear elevation. Rear composite door.



### Living Room

**3.29 x 3.99 (10'10" x 13'1")**

UPVC double glazed window to the front elevation. Composite front entrance door Gas central heated radiator.



### Cellar

Including a fridge freezer and a tumble dryer. With steps down to a storage room. Light and power.

### Bathroom

**2.90 x 2.03 (9'6" x 6'8")**

A bath with mains feed shower over. Mixer taps tiling to the walls and flooring. UPVC double glazed window to the rear elevation. Chrome towel radiator. Sink with a vanity drawer below and shelving. Wall mounted unit to match. LED wall mounted mirror. Spotlights to the ceiling.



### Landing

**0.75 x 1.40 (2'6" x 4'7")**

With access to the main bathroom and two double bedrooms. Spotlights.

### Bedroom One

**3.30 x 3.98 (10'10" x 13'1")**

UPVC double glazed windows to the front elevation. Storage cupboard perfect use as a wardrobe. Gas central heated radiator.



### Bedroom Two

**3.94 x 1.83 (12'11" x 6')**

UPVC double glazed window to the rear elevation. Gas central heated radiator. Loft access with a pulldown ladder.



### Loft Room

With a drop-down ladder. A usable room.

### Externally

To the rear there is a driveway and garage that is available for rental and this can be discussed separately. There is an option to buy this. There is an enclosed garden with Astroturf and patio area.



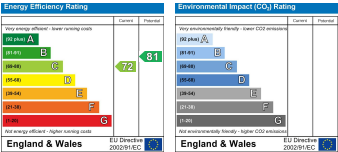
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