



Jilling Gardens, Dewsbury WF12 8DF

welcome to

Jilling Gardens, Dewsbury

Guide Price £240,000 - £250,000 LOOKING FOR A FTB, UPSIZE OR DOWNSIZE? TICKS ALL YOUR BOXES! FOUR BEDROOM SEMI DETACHED PROPERTY ON THIS IN DEMAND SMALL MODERN DEVELOPMENT. DON'T MISS IT!



Guide Price £240,000 - £250,000 These properties are always desirable when they come to market as they are situated on this ever popular modern, small development. Being well-proportioned throughout and arranged over three floors, this semi-detached town house benefits from a 17ft lounge, 16ft kitchen diner, ground floor WC and utility room, three double bedrooms (the ground floor bedroom could also be a home office if you preferred) (with the master bedroom having its own en-suite shower room) and smaller single bedroom, family bathroom and to round it all off there is a low maintenance, enclosed rear garden laid to Indian stone and artificial grass and a driveway for off street parking leading to the integral garage. The development also has communal play areas for children and is close to all local amenities, town centres such as Dewsbury and Ossett, schooling, public transport and the M1 and M62 motorway connections being a short drive away. Being offered with no chain, interest will be very high... don't miss it...view today!

G/F Accom

21ft Entrance Hallway

Bedroom 4 / Home Office 10'11 x 9'3

Utility Room 7'8 x 6'6

Cloakroom / WC

F/F Accom

Landing



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- Guide Price £240,000 - £250,000
- Four Bedroom Semi-Detached Town House
- 17ft Lounge, 16ft Kitchen Diner
- G/F WC, Utility Room, En-suite To Master
- Driveway, Int Garage, Rear Garden, No Chain

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

guide price
£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117956



Property Ref:
DWS117956 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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