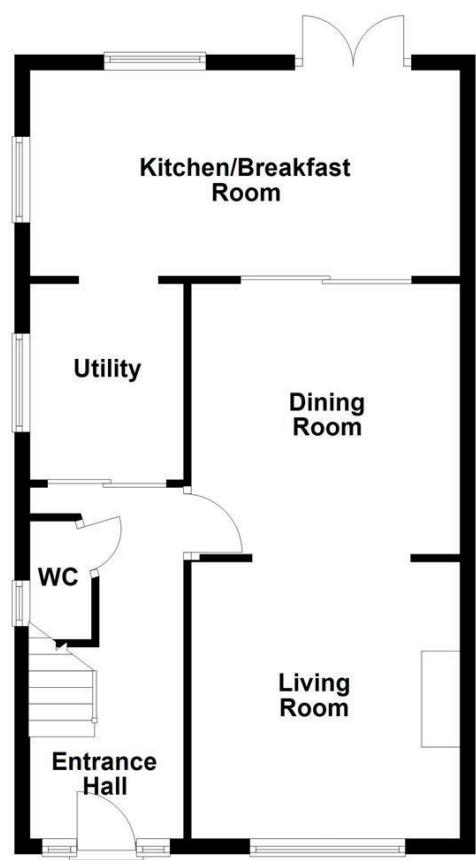
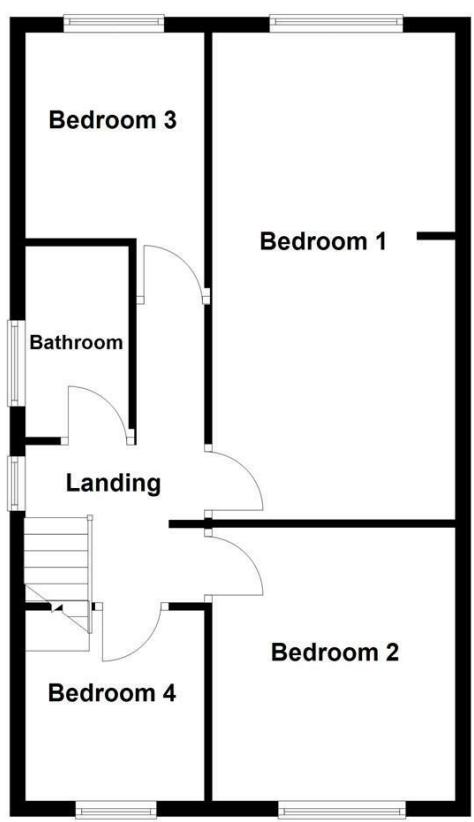


**Ground Floor****First Floor****IMPORTANT NOTE TO PURCHASERS**

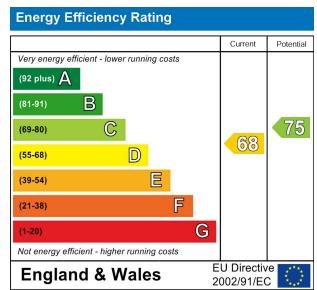
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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## 115 Bywell Road, Dewsbury, WF12 7LL

**For Sale Freehold £299,950**

Situated on the well regarded Bywell Road in Dewsbury and having no chain, this deceptively spacious four bedroom semi detached property offers generously proportioned accommodation throughout, a rear extension and a substantial plot. The home further benefits from ample off road parking, a well maintained lawn and a detached double garage, making it a property not to be missed.

The accommodation briefly comprises of a welcoming entrance hall with access to the first floor landing, a downstairs w.c., dining room and utility room. The dining room leads through to the living room, while the kitchen/breakfast room, also accessed via the utility, provides a well appointed space overlooking the rear garden. To the first floor, the landing provides access to four bedrooms, the family bathroom, and loft access. Externally, the front of the property features a tarmac driveway, providing ample off road parking and access down the side of the property leading to a double detached garage. The rear garden also incorporates lawned areas and planted borders and is fully enclosed by timber fencing.

Bywell Road is ideally located for a wide range of buyers, particularly growing families, with local shops and schools within close proximity. The property benefits from excellent transport links, including local bus routes, Dewsbury and Leeds train stations, and easy access to both the M1 and M62 motorways.

A full internal inspection is highly recommended to fully appreciate the size, quality, and potential of this exceptional home.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, central heating radiator, coving to the ceiling, a set of sliding UPVC double glazed doors to the utility, door to the dining room and a door to the downstairs w.c.

### W.C.

5'1" x 2'7" [1.55m x 0.80m]

Frosted UPVC double glazed window to the side, low flush w.c. and wall mounted wash basin with tiled splash back.

### UTILITY

8'4" x 6'7" [2.56m x 2.01m]

A range of wall and base shaker style units with laminate work surface over, stainless steel sink with mixer tap and tiled splashback. Space and plumbing for washing machine and tumble dryer. Vaillant combi boiler housed here. An opening into the kitchen breakfast room and UPVC double-glazed window to the side.

### KITCHEN/BREAKFAST ROOM

18'4" x 8'9" [5.60m x 2.67m]

Range of wall and base shaker style units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback. Space and for a range style cooker and space for fridge freezer. Breakfast bar with laminate work surface over. UPVC double glazed windows to the side and rear, and a set of UPVC double glazed French doors to the rear garden. Spotlights, extractor fan, central heating radiator and sliding UPVC double glazed doors into the dining room.

### DINING ROOM

11'6" x 12'4" [3.53m x 3.76m]

Coving to the ceiling, central heating radiator and an opening to the living room.

### LIVING ROOM

10'7" x 12'5" max x 11'1" min [3.55m x 3.80m max x 3.40m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling with ceiling rose and a gas fireplace with marble hearth, surround, and mantle.



### FIRST FLOOR LANDING

Loft hatch with pull down ladder, UPVC double glazed window to the side, coving to the ceiling and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

21'5" x 10'2" max x 7'9" min [6.55m x 3.11m max x 2.38m min]

UPVC double glazed window to the rear, two central heating radiators, fitted wardrobes and vanity unit.



### BEDROOM TWO

10'2" x 11'7" [3.11m x 3.55m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and extensive fitted wardrobes with sliding doors.



### BEDROOM THREE

8'10" x 11'1" max x 8'10" min [2.70m x 3.40m max x 2.70m min]

UPVC double-glazed window to the rear and central heating radiator.



### BEDROOM FOUR

7'7" x 8'2" max x 6'0" min [2.32m x 2.51m max x 1.85m min]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted storage cupboard above the bulkhead.

## BATHROOM/W.C.

5'8" x 8'4" [1.75m x 2.55m]

Three piece suite comprising concealed flush w.c., ceramic wash basin built into a storage unit with mixer tap and panelled bath with mains fed overhead shower and glass shower screen. Fully tiled, extractor fan, frosted UPVC double glazed window to the side and column style central heating radiator with towel rail.



### OUTSIDE

To the front wrought iron roller gates open onto a tarmac driveway providing off road parking for several vehicles leading to a double detached garage with up and over door. The rear garden is mainly laid to lawn with planted features, mature shrubs and enclosed by walls and timber fencing, ideal for pets and children.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.