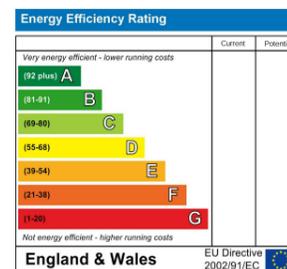
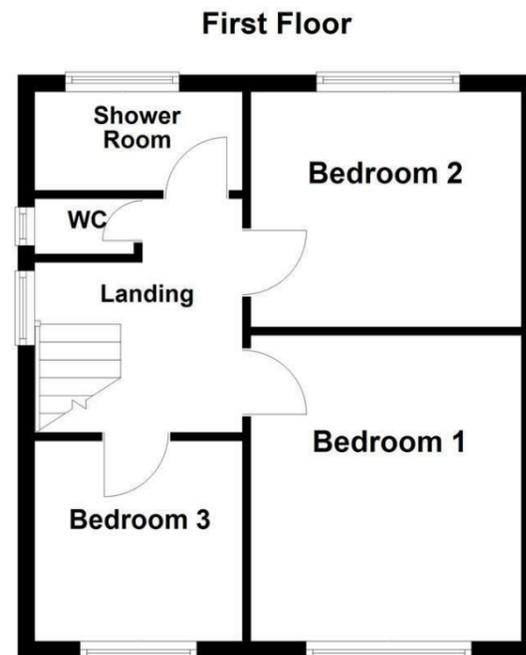
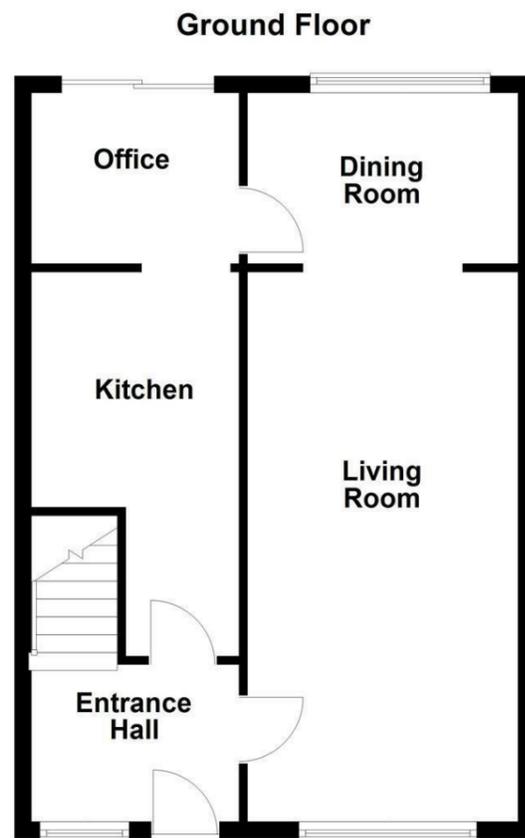




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3 Lowdale, Dewsbury, WF12 7NT

For Sale Freehold Guide Price £260,000 - £265,000

Introducing to the market is this three bedroom semi detached property boasting ample off road parking and an enclosed south facing garden.

The property briefly comprises of the entrance hall, living room, separate dining room, office with an opening into the kitchen. The first floor landing leads to three bedrooms, modern shower room and separate w.c. Outside to the front is broad block paved driveway providing ample off road parking leading to the detached garage. To the rear is an enclosed south facing garden laid to lawn with decked and flagged patio area, perfect for outdoor dining and entertaining.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway, perfect for those looking to commute further afield.

Only a full internal inspection will reveal the potential on offer at this quality home and an early viewing comes highly recommended.

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.

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

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window to the front elevation, central heating radiator, stairs to the first floor landing and doors to the kitchen and living room.

LIVING ROOM

21'3" x 10'7" [6.50m x 3.23m]
Central heating radiator, UPVC double glazed window to the front elevation, door to the dining room and gas fireplace with feature surround.



DINING ROOM

9'6" x 6'7" [2.91m x 2.02m]
Laminate flooring, UPVC double glazed window to the rear elevation, central heating radiator and door to the office.



OFFICE

8'0" x 6'6" [2.46m x 1.99m]
Laminate flooring, central heating radiator, UPVC double glazed sliding door to the rear garden and an opening through to the kitchen.

KITCHEN

15'8" x 7'9" [4.8m x 2.37m]
Range of wall and base units with work surface over,

integrated cooker with four ring electric hob and extractor fan. Space and plumbing for a dishwasher, washing machine and fridge/freezer. Laminate flooring, central heating radiator and spotlights.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, doors to three bedrooms, shower room and separate w.c.

BEDROOM ONE

10'5" x 11'3" [3.19m x 3.43m]
UPVC double glazed window to the front elevation, a range of fitted wardrobes, central heating radiator and laminate flooring.



BEDROOM TWO

11'3" x 9'7" [3.43m x 2.94m]
Central heating radiator, UPVC double glazed window to the rear elevation and a range of fitted wardrobes.



BEDROOM THREE

7'10" x 8'7" [2.41m x 2.64m]
Central heating radiator and UPVC double glazed window to the front elevation.

SHOWER ROOM

7'8" x 3'10" [2.35m x 1.17m]
Wash hand basin with mixer tap and storage cupboard

below, shower unit with shower head attachment and glass screen. Chrome ladder style radiator, spotlights, UPVC double glazed frosted window to the rear elevation.



W.C.

Low flush w.c., UPVC double glazed frosted window to the side elevation and spotlights.

OUTSIDE

To the front is a block paved driveway leading to the detached garage with manual up and over door. To the rear is a south facing garden with lawned garden, decked and flagged patio areas, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.