



## 70 Woodkirk Gardens, Woodkirk, Dewsbury, WF12 7JA

**SUPERBLY PRESENTED & DECEPTIVELY SPACIOUS**, three double bedroom chalet style semi detached which makes a lovely FAMILY HOME. Offering a generous footprint of c. 1,313 sqft over two floors it offers a contemporary finish throughout and sits at the head of a cul-de-sac with open aspect views over woodland to the rear. Handily situated in the Woodkirk area for the local amenities and the motorway network making it ideal for commuters, it comprises a sizeable L-shaped open plan living kitchen with separate lounge and WC on the ground floor with three spacious bedrooms and four piece bathroom above. Externally a block paved driveway provides ample off street parking leading to detached garage with pleasant gardens to both front and rear. Benefits from uPVC DG, GCH and modern boiler.

**Asking Price £279,995**

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## **KITCHEN 18'1" x 9'10" max (5.5m x 3m max)**

Open plan area with modern range of wall and base units incorporating contrasting work tops and inset sink and mixer tap. Double electric oven and four ring electric hob plus extractor and plumbing for auto washer and dishwasher. Tiled flooring, open to dining/sitting room and external doorway to side.

## **DINING/SITTING ROOM 23'7" x 13'1" max (7.2m x 4m max)**

Having fireplace with electric fire featuring pebble effect finish. Sliding doors leading onto rear garden.

**GUEST WC** Vanity sink and wc.

## **LOUNGE 17'9" x 14'9" max (5.4m x 4.5m max)**

Having fireplace with living flame electric fire with pebble effect finish and timber flooring.

## **BEDROOM ONE 13'9" x 11'6" (4.2m x 3.5m)**

Double bedroom.

## **BEDROOM TWO 10'10" (3.3) x 10'10" (3.3) plus doorway**

Double bedroom having fitted wardrobes.

## **BEDROOM THREE 10'10" x 7'10" (3.3m x 2.4m)**

Good sized bedroom.

**BATHROOM** Four piece modern suite comprising corner bath, 'his n hers' vanity sink units, glazed shower cubicle and wc.

**EXTERIOR** The property occupies a corner plot at the head of the cul-de-sac with lawned garden to the front and block paved driveway to side for off street parking leading to a single detached garage. Pleasant lawned garden with paved patio and decked area to the rear having an open aspect over woodland.

**PLEASE NOTE** Tenure - Freehold

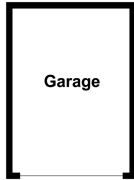
Council Tax Band - C

EPC Rating - C

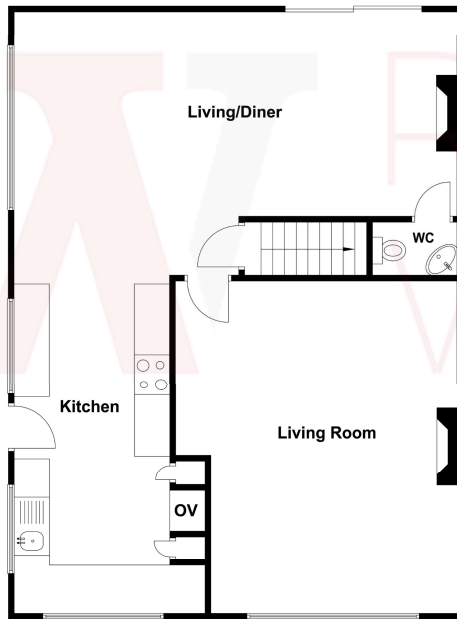
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

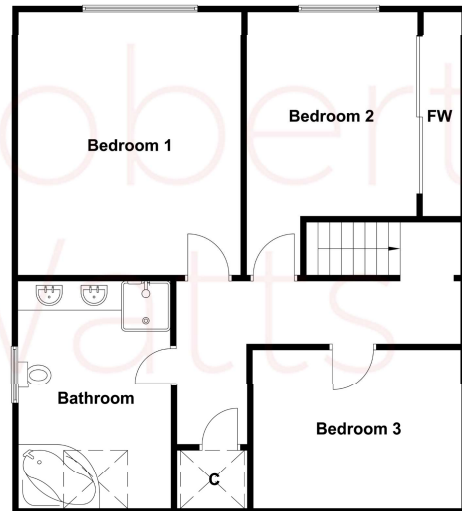




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		