Robert Watts

GETTING WEST YORKSHIRE MOVING

118 Knowles Hill Road, Dewsbury, West Yorkshire, WF13 4QT

Deceptively spacious, three bedroom CHARACTER COTTAGE finished to a STYLISH & CONTEMPORAY standard. Handily located for the amenities of both Dewsbury and Heckmondwike including Heckmondwike Grammar School and Dewsbury Country Park. Offering a VERSATILE FOOTPRINT to suit families as well as professional couples it warrants an internal inspection as the externals to not do it justice. Comprises hall, two reception rooms, breakfast kitchen with island, snug/sitting room, utility/WC, three good sized bedrooms and bathroom. Driveway parking and pleasant, enclosed low maintenance garden.

Fixed Price £234,995

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ENTRANCE HALL Having tiled flooring.

DINING ROOM 14'1" x 11'10" max (4.3m x 3.6m max)

LOUNGE 19'8" x 10'6" max (6m x 3.2m max)
Feature timber wall panelling. Fireplace with timber surround and multi fuel stove. Open to kitchen creating a lovely entertaining area.

BREAKFAST KITCHEN 12'2" x 11'6" max (3.7m x 3.5m max)
Modern range of wall and base units incorporating Quartz work tops, inset sink and mixer tap. Feature island unit and breakfast bar. Integral Range oven with grill, dishwasher and useful pantry. Beamed ceiling and door to rear.

SITTING/GAMES ROOM 15'9" x 9'2" (4.8m x 2.8m)
Versatile room formerly the garage which is suitable for a variety of uses. Door to the front garden.

UTILITY ROOM 8'6" x 5'3" max (2.6m x 1.6m max)
Having sink, plumbing for auto washer, wc, cupboard housing boiler and tiled flooring.

BEDROOM ONE 16'9" x 10'6" (5.1m x 3.2m)
Double bedroom dual aspect room with far reaching front views.

BEDROOM TWO 15'5" x 10'2" max (4.7m x 3.1m max)
Double bedroom.

BEDROOM THREE 9'10" x 9'2" (3m x 2.8m)
Good sized bedroom.

BATHROOM Modern three piece suite comprising bath with shower over and glazed screen, vanity sink and wc. Tiling to walls and floor.

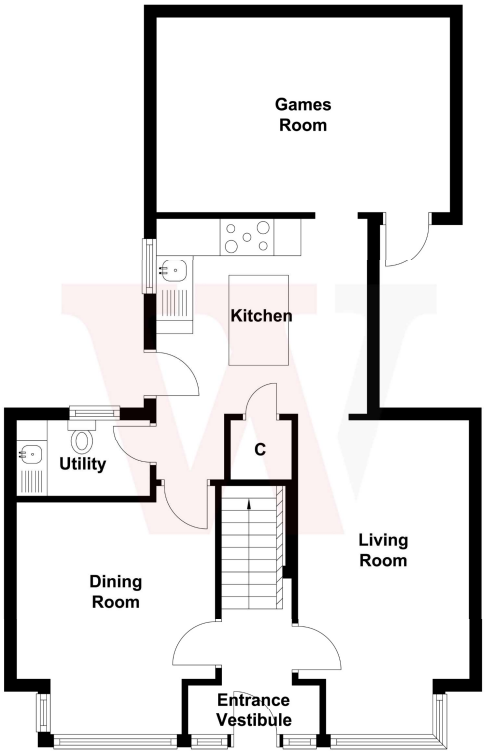
EXTERIOR The property benefits from a pleasant, low maintenance paved and artificial lawned garden to the front with useful timber summer house. Driveway parking to the rear.

Tenure - Freehold
Council Tax Band - B
EPC Rating - D

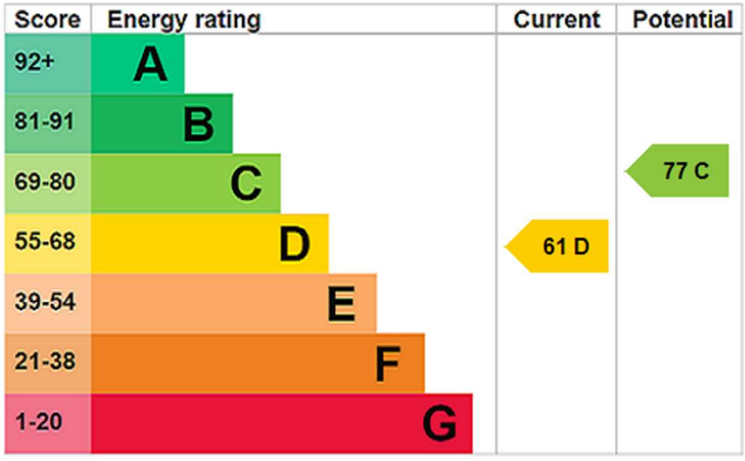
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



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