



## Jilling Gardens, Dewsbury, West Yorkshire

Solar panels (owned outright) | NO CHAIN | Integral garage | Huge open plan living area | Modern kitchen and bathroom | Enclosed rear garden | Private balcony

3 Bedroom Semi Detached House | Asking Price: **£224,995**

Rosedale  
& Jones 



# Jilling Gardens, Dewsbury, West Yorkshire

## DESCRIPTION

NO CHAIN. A huge main bedroom and living area, ideal for family life. Excellent commuter links and ideally positioned between Dewsbury and Ossett.

## KEY FEATURES

- Solar panels (owned outright)
- NO CHAIN
- Integral garage
- Huge open plan living area
- Modern kitchen and bathroom
- Enclosed rear garden
- Private balcony



## **LOCATION**

Situated perfectly between Ossett and Dewsbury Town Centres, the property benefits from a range of useful local amenities and direct commuter links. The M1 motorway can be reached by car in around five minutes for those trips further afield, ideal if you wish to visit Wakefield or Leeds.

## **EXTERIOR**

### **Front**

Low maintenance, consisting of some light decorative stone and a driveway which provides off-street parking. Note: The garage parks one vehicle if required and on street parking is available.

### **Rear**

A low maintenance space, with a patio area, an artificial lawn and some light floral decoration to the boundaries. Access secured via the side gate, ideal for children or pets.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Plenty of space for shoe and coat storage. The space benefits from under stairs storage and a cupboard next to the entrance. Composite door, to the front exterior, a Central Heated radiator and internal access to the garage.

### **Utility Room**

*2.12m x 190m*

A very useful space for any household. The space can accommodate a washing machine and a tumble dryer. It also benefits from premium quality splash-back tiling, worktop space and storage units. Central Heated radiator and a Double Glazed Composite door to the rear exterior. Extractor fan. Note: could be converted into a kitchenette and if the garage was also converted into a usable room, the ground floor would act like a self-contained apartment.

### **Bedroom Two/Study**

*4.10m x 2.80m*

A very versatile room which can accommodate a double bed if preferred, but maybe more spacious with a three quarter length or a single. Double Glazed exterior French doors open onto the rear garden patio. Central Heated radiator.

### **Shower Room**

Fully tiled with features including: a wash basin with vanity unit above, a w/c and a shower cubicle with glass water-guard. Central Heated radiator and an extractor fan.

## **INTERIOR - First Floor**

### **Landing**

Open and bright with Double Glazed windows to the side aspect. Central Heated radiator.

### **Living Room**

*8.76m x 4.90m (including the kitchen)*

A spacious area featuring high quality laminate flooring throughout and a large electric fireplace with a granite base and hearth. The first floor is open plan by design and the living room enjoys an adjacent dining area which can accommodate a four seated dining table and chairs. This space is a real focal point for the whole family and a very popular feature these days. The room can accommodate a range of furniture choices, as required and also enjoys a Juliet balcony with Double Glazed French doors to the

front elevation. Central Heated radiator and an additional Double Glazed window to the front elevation.

### **Kitchen**

A well presented modern kitchen which enjoys a mobile breakfast bar (not fitted) and two stools. Features include: a 2l capacity sink, premium splash-back wall tiling, a fully fitted electric double oven and five gas 'ring' hobs with an extractor above. There is a good amount of storage space and supported 'freestanding' appliances include: a dishwasher and a large American style fridge freezer. Double Glazed windows to the rear elevation and Double Glazed French doors which lead onto a private balcony (2.80m x 1.35m) which overlooks the rear garden and is spacious enough to support some exterior seating furniture (lovely in the warmer months).

### **INTERIOR - Second Floor**

#### **Landing**

Open and bright with Double Glazed windows to the side aspect. Central Heated radiator and an airing cupboard.

#### **Main Bedroom**

*5.00m x 4.90m*

A huge bedroom which has been extended, removing the original ensuite to enlarge the room. The space can accommodate a range of furniture layouts depending upon personal preference and easily supports a Super-king bed. Double Glazed windows to the front elevation. Note: A home workspace or walk-in wardrobe would work well here, or the ensuite could be reinstated if preferred as we understand that the plumbing is concealed but still in place.

#### **Bathroom**

A fully tiled and contemporary bathroom which features: a large freestanding bathtub with a handheld shower fixture, a walk-in shower cubicle with glass water-guard, a w/c and a wash basin with fitted storage units underneath and LED lighting. The room enjoys a remote controlled and programmable heating panel and 'frosted' Double Glazed windows to the rear elevation.

#### **Bedroom Three**

*3.60m x 2.60m*

Can accommodate a double bed, along with a choice of additional items of furniture and benefits from fitted double wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation.

#### **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for.





Jilling Gardens, Dewsbury  
 Approximate Gross Internal Area  
 138 Sq M/1486 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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