

MARSH & MARSH PROPERTIES

64 Meadow Bank, Dewsbury, WF13 3SL

£225,000



Situated at the head of a cul-de-sac, in a charming and peaceful residential street in Dewsbury, is this three bedroomed, semi-detached, property. The ideal family home, this house is well presented and is positioned on the edge of a fantastic view over fields and into the land beyond that creates an idyllic backdrop, which also offers fantastic walks around the surrounding area. The house benefits from a south-west facing garden that creates a real sun trap, ideal for sitting out and having a barbeque or for children and pets to play in a secure setting. To the front of the property is a tarmac driveway that offers ample parking for two cars.

Internally the property is beautifully presented with a modern style and décor and a well thought out layout that will suit any modern family. Owing to the immaculate condition of the property, any prospective buyer has the opportunity to move in with little to no work required. With a spacious living room, beautifully presented and well finished dining kitchen, utility room, ground floor WC, three bedrooms (two with space for a double bed, two with fitted wardrobes and one with its own en-suite shower room) and house bathroom. Just step inside and you will immediately fall in love with what is on offer here.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is located in a well-connected and sought after location being just a short drive from Dewsbury train station and Mirfield Train station, both offering fantastic rail connections to the surrounding area and beyond. The property is also within walking distance of good and outstanding schools. The surrounding area has fantastic amenities, shops and services, again all within walking distance.

Owing to the fantastic features on offer with this charming family home, including the picturesque rear views, south-west facing garden and immaculate internal condition, an appointment to view is essential.

From the front of the property a composite door opens into the

ENTRANCE HALLWAY

A well-received reception into the property, offering a barrier from the external aspect to the internal, as well as providing the ideal place for coats and shoes. With its full matted flooring, central light fitting, single radiator and wall mounted coat hooks.

From the entrance hallway a wooden door opens into the

LIVING ROOM



A well-presented living room that is bathed in natural light owing to the uPVC double glazed bay window to the front elevation. The living room offers plenty of room for a three piece suite along with additional furniture. With its carpeted floor, central light fitting, double radiator and a television access point.



From the living room a wooden door opens into the

CENTRAL HALLWAY

The central hallway is the hub throughout the whole of the ground floor, with its wood laminate flooring and central light fitting.

From the central hallway a wooden door opens into the

DINING KITCHEN

The pièce de résistance of the property is the large and open style dining kitchen. Another room bathed in natural light owing to its south-west facing orientation and the uPVC double glazed

French doors, uPVC double glazed window and Velux window creating a light and bright space. The room has plenty of space to one side for a large family dining table. The under stairs space has been opened up to offer storage space as well as the ideal place for a family pet to have a cosy and safe bed. To the other side of the room is an "L" shaped set of laminated work surfaces, all with over and under counter cupboards offering plenty of storage. With an integrated hob, integrated oven, extractor hood, double radiator, splashback tiling, wood laminate floor, ceiling inset spotlights, integrated dishwasher, integrated fridge/freezer and an inset sink with mixer tap.



From the dining kitchen a wooden door opens into the



UTILITY ROOM



A fantastic addition to the property offering further work space, the utility room offers access to the side elevation from a uPVC double glazed door. With a laminated work surface, plumbing for a washing machine, cupboard storage space, boiler housing, wood laminate floor and a central light fitting.

From the central hallway a wooden door opens into the



WC



Offering ground floor facilities the WC features a close coupled toilet, vanity inset washbasin, single radiator, wood laminate flooring, ceiling inset spotlights, tiled splashbacks and an extractor fan.

From the central hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, loft access hatch, uPVC double glazed window to the side elevation and single radiator.

From the landing a wooden door opens into

BEDROOM 1



The master bedroom offers plenty of space for a double bed along with additional bedroom furniture. A set of fitted wardrobes to one side provides further storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.

From the master bedroom a wooden door opens into its

EN-SUITE



A well laid out and presented en-suite shower room that makes excellent use of the space on offer. With its alcove inset shower cubicle, close coupled toilet, pedestal washbasin, tiled walls, tiled floor, frosted uPVC double glazed window to the front elevation, ceiling inset spotlights and an extractor fan.

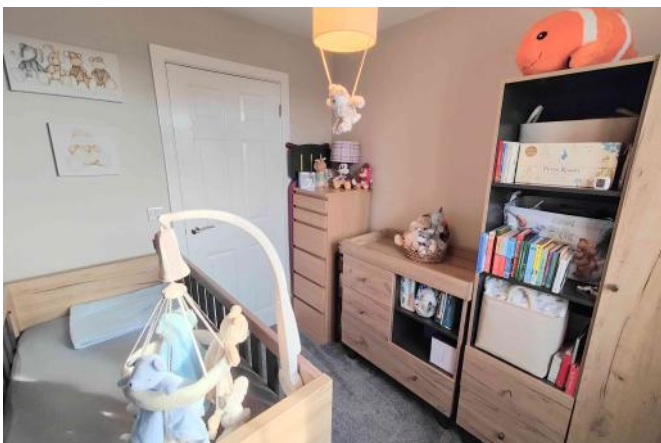
From the landing wooden doors open into

BEDROOM 2

Another good sized double bedroom, again benefitting from a set of fitted wardrobes and cupboard offering plenty of storage space. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation, benefitting from the far reaching views.



BEDROOM 3



A generous third bedroom, ideal for a child's room, guest bedroom or even as a work from

home office. With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation, also benefitting from the far reaching views.

BATHROOM



A well-presented and laid out house bathroom that has a panel bath, over bath shower, glass splash guard, counter inset washbasin, close coupled toilet, frosted uPVC double glazed window to the side elevation, stainless steel towel radiator, tiled walls, tiled floor, ceiling inset spotlights and an extractor fan.

GARDEN



From the edge of the property is a flagged patio

seating area that leads down to a raised decked section, ideal for sitting out in the sun owing to its south-west orientation and enjoying the far reaching views, or having a barbeque. The decking leads down to a lawned area, ideal for children and pets to play due to the fully enclosed fenced nature.



PARKING



To the front of the property is a tarmac driveway for two cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system. and gas

central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///spin.limes.types](https://www.what3words.com/#!/spin.limes.types)

Google Plus Code: M8QV+946 Dewsbury

For sat nav users the postcode is: WF13 3SL

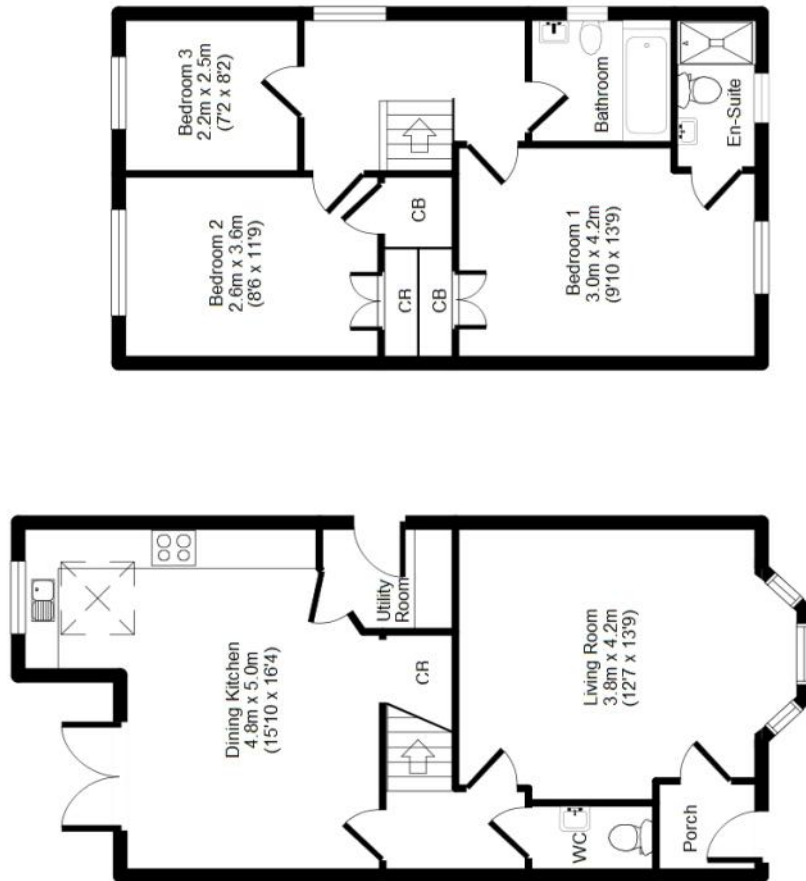
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs.

Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 89 sq. m / 957 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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