



## Glebe Gate

Dewsbury, WF12 0JX

Guide Price £220,000



GUIDE PRICE £220,000 - £230,000

This much improved and exceptional semi-detached family home would be of particular interest to the family purchaser in this most popular and sought after residential area of Thornhill. This would be an ideal home for those buyers wanting a modern home with high specification fixture and fittings, in a ready to move in condition with minimum of fuss or expense. Having a entrance hallway, spacious lounge, and impressive open plan dining kitchen as well as a contemporary fitted bathroom. The property has the scope to be extended to liken similar properties in the street. (Subject to obtaining the relevant planning consents) An internal viewing is a must to appreciate this beautiful family home.



## ENTRANCE

Entrance through double glazed door and having laminate flooring and fitted radiator with stairs to the first floor and door into

## LOUNGE 11'5" x 13'9" (3.48m x 4.20m )

A spacious front lounge with fitted laminate flooring and focal point exposed brick fire place with inset log burner and large double glazed window with fitted blinds. Door to

## DINING KITCHEN 14'7" x 10'10" (4.46m x 3.32m )

A spacious open plan kitchen with plenty of natural light, designed with an L shaped design the kitchen is fitted with wall and base units with complimentary work surfaces, large Belfast sink with half drainer and glass splash backs, fitted appliances include induction hob with integrated washing machine and fridge freezer, double glazed door to garden. Two double glazed windows with fitted blinds to rear with further radiator and laminate flooring throughout

## LANDING

Access to three bedrooms and family bathroom with double glazed window to side, airing cupboard and access to loft ( Not Inspected)

## BEDROOM 1 14'0" x 8'9" (4.28m x 2.67m)

A large double bedroom with fitted radiator and double glazed window with fitted blinds

## BEDROOM 2 8'7" x 10'5" (2.64m x 3.20m)

A large double bedroom with fitted radiator and double glazed window with fitted blinds

## BEDROOM 3 8'5" x 5'4" (2.59m x 1.65m )

A single bedroom with fitted radiator and double glazed window with fitted blinds

## BATHROOM

Three piece suite comprising of P shaped bath with fitted shower screen and tap attached mixer shower with overhead shower, pedestal wash hand basin with part tiled walls and flooring with heated chrome towel styled radiator and double glazed window with fitted blinds.

## GARDEN

To the front there is tarmac drive providing off street parking to the front for parking for two cars and an paved pathway to the side with secure gated access leading to the patio seating area which leads onto the extensive large rear garden providing ample privacy to enjoy the summer months with al fresco dining with family and friends.

## LOG CABIN

Fitted with two double glazed doors and offers an ideal place for rest and relaxation with fitted sink and low level wc and offers storage space or quite simply a place for quiet contemplation away from the family residence.

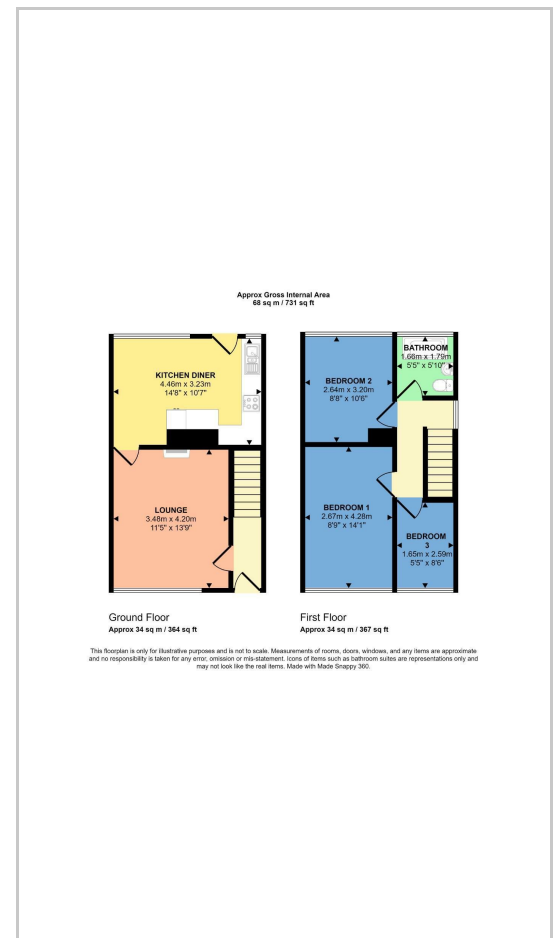
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## Area Map



## Floor Plans



## Energy Efficiency Graph

