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Cresswell Lane

Dewsbury, WF13 4PJ

Guide Price £260,000

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GUIDE PRICE £260,000 - £275,000

Take a look at this impressive and deceptively spacious detached two-bedroom (formerly three) characterful cottage. Tucked away off Occupation Lane in this popular location, offering easy access to both Heckmondwike and Dewsbury. Offering a fine mix of a high-specification contemporary finish and some fine period features, it comprises a lounge with a fantastic feature fireplace, a stunning fitted kitchen diner with a useful utility room and WC. Two double first-floor bedrooms and a family bathroom. To the exterior, there is an enclosed and private, low-maintenance rear garden to enjoy the fantastic open-aspect views. The property has secure off-street parking for two cars, leading to a detached garage.

ENTRANCE
Stairs to first floor landing fitted radiator, feature wooden door to:

DINING KITCHEN 15'1" x 12'5" (4.61m x 3.80m)
A lovely sized dining kitchen with a matching range of base and eye level units with worktop surface over, sink unit with mixer tap, a fitted electric oven, built-in ring gas hob with extractor hood over, space for freestanding fridge/freezer and pipework for dishwasher, wine rack and having large ceramic tiled flooring with double glazed window, fitted radiator and feature wood doors leading to lounge and utility room

LOUNGE 14'3" x 12'5" (4.35m x 3.80m)
Feature open fireplace, radiator, laminate flooring, two double glazed windows with stone plinths allowing ample natural light, wood beams to ceiling and double glazed patio rear doors to rear garden.

UTILITY ROOM 14'5" x 8'3" (4.41m x 2.54m)
Ideal place for storage of household appliances, such as an automatic washing machine, with a fitted radiator and double-glazed window, a pedestal wash hand basin, and a low-level WC. Wall-mounted house boiler.

LANDING
Having feature wooden beams and providing access to two double bedrooms and a family bathroom, with a fitted radiator and a double-glazed window.

BEDROOM 1 11'8" x 14'10" (3.56m x 4.54m)
Formerly two bedrooms, this has been converted to suit the owners' current lifestyle, creating a truly large double bedroom with ample natural light from the two double-glazed windows, space for a king-size bed, and featuring fitted wardrobes, ceiling beams, and a wall-mounted fire surround, along with a fitted radiator and loft opening.

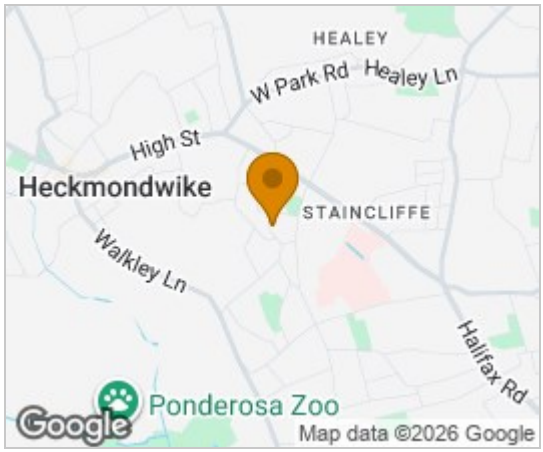
BEDROOM 2 8'2" x 13'1" (2.49m x 4.00m)
Another double bedroom with feature ceiling beams, a fitted radiator, and a double-glazed window.

FAMILY BATHROOM
Fitted with a three-piece suite comprising a free-standing bath with an electric shower over, a vanity wash hand basin, and a low-level WC, being part-tiled, with a double-glazed frosted window, tiled floor, and fitted radiator.

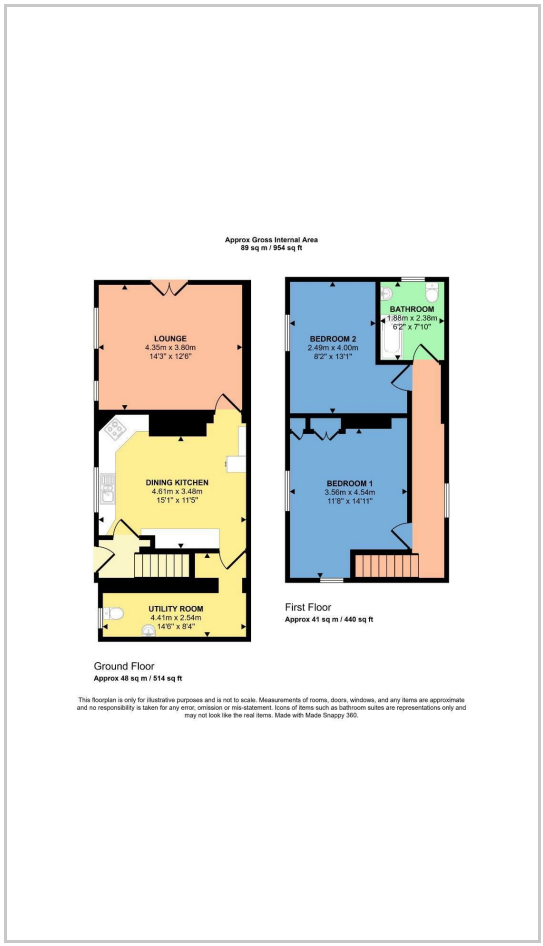
PARKING
To the front, there is ample off-road parking for two cars, leading to a detached garage with an up-and-over door, providing ample space for additional household items and garden furniture.

REAR GARDEN
The rear of the property is low maintenance and boasts an enclosed patio garden to enjoy the spectacular, far-reaching views as you unwind from a hard day's work with a cold glass of wine or mango lassi.

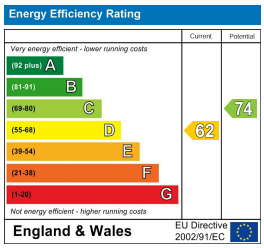
Area Map

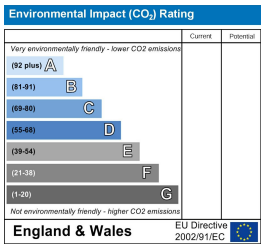


Floor Plans



Energy Efficiency Graph





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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