



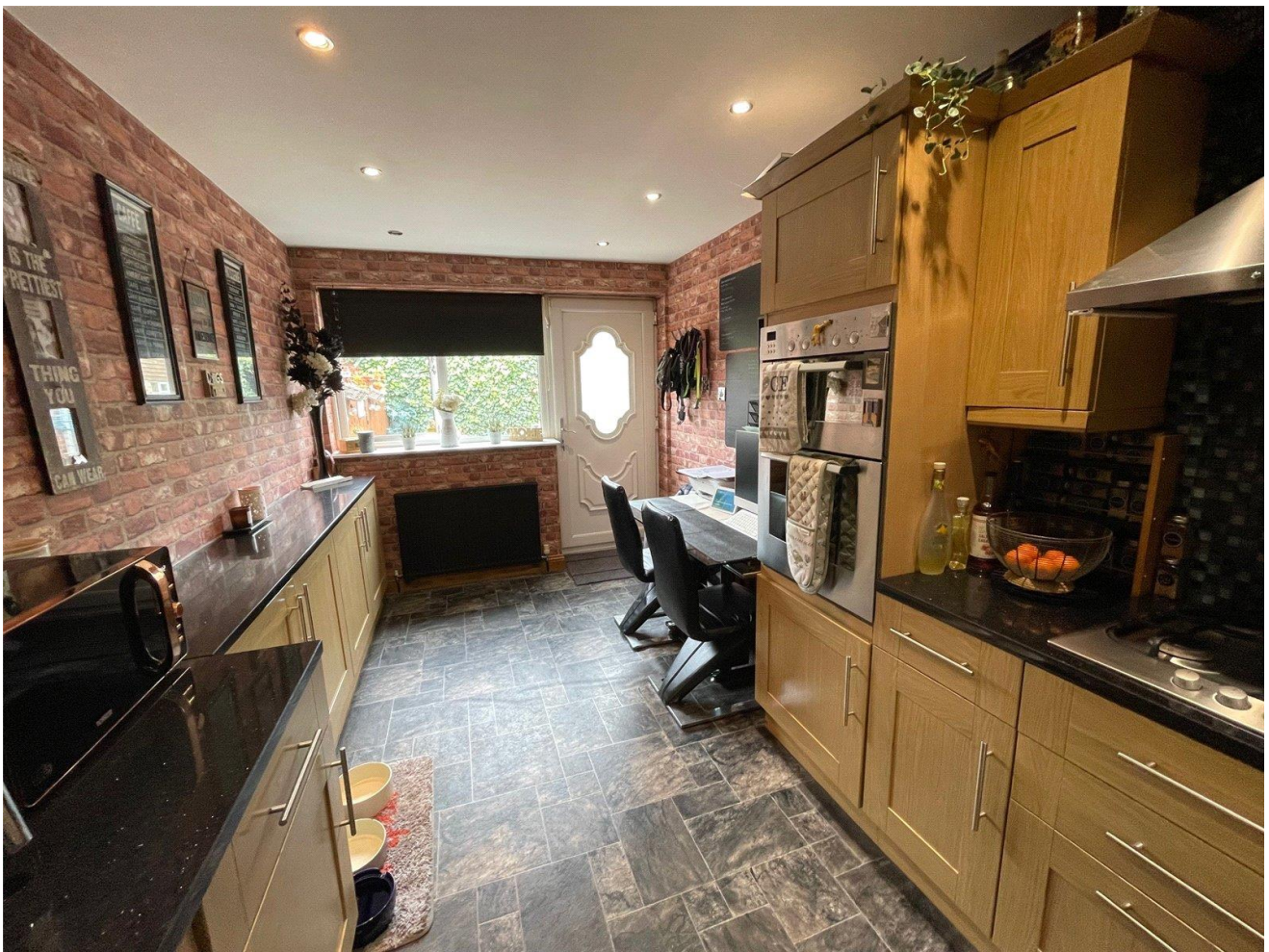
Kennedy Close, Hanging Heaton

Dewsbury, WF12 7EL

Asking Price:

£215,000

Holroyd Miller have pleasure in offering for sale this extended semi-detached true bungalow offering well-presented accommodation and occupying a pleasant cul de sac position on this ever popular development on the outskirts of Dewsbury. Having gas fired central heating and UPVC double glazing. The well-planned interior briefly comprises side entrance hallway with storage cupboard containing central heating boiler, extended breakfast kitchen fitted with a matching range of light oak units with granite worktops, built in appliances, living room, two good sized bedrooms, house bathroom. Outside, garden area to the front with driveway providing off street parking leading to brick built single car garage. To the rear, low maintenance garden, a popular and convenient location, ideal for those looking to downsize. Offered with No Chain, Viewing Essential.



Side Entrance Hallway

With built in storage cupboard containing central heating boiler, central heating radiator.

Living Room 10'11" x 15'8" (3.33m x 4.78m). With double glazed window, double panel radiator.

Extended Breakfast Kitchen 17'9" x 8'6" (5.4m x 2.6m). Fitted with a matching range of light oak fronted wall and base units, contrasting granite worktops, stainless steel sink unit, single drainer, double oven, hob with extractor hood over, plumbing for automatic washing machine and dishwasher, downlighting to the ceiling, double glazed window and rear entrance door.

Extended Bedroom 18'3" x 10'5" (5.56m x 3.18m). With double glazed window, central heating radiator.

Bedroom to Front 13' x 8'8" (3.96m x 2.64m). With double glazed window, single panel radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



House Bathroom

Furnished with modern white suite comprising wash hand basin, low flush w/c, panelled bath with shower over, tiling.

Outside

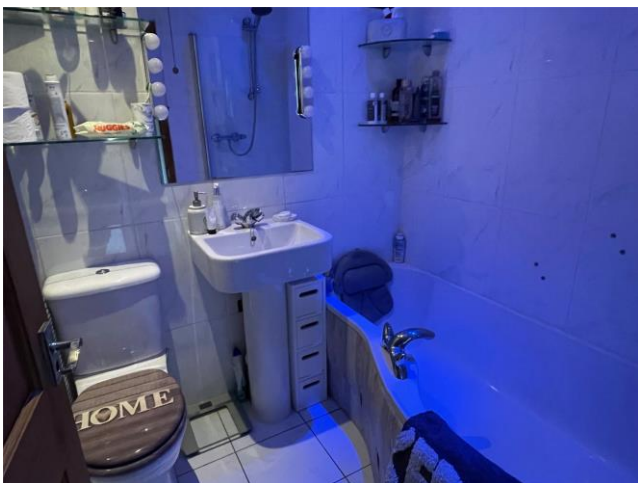
Neat garden area to the front, driveway to the side provides off street parking leading to brick built single car garage to the rear, low maintenance gravelled garden area.



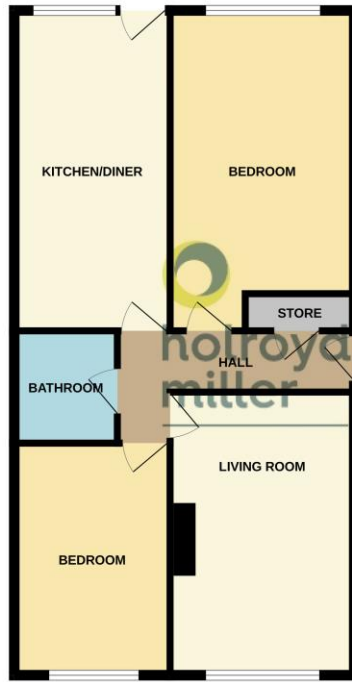
Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract