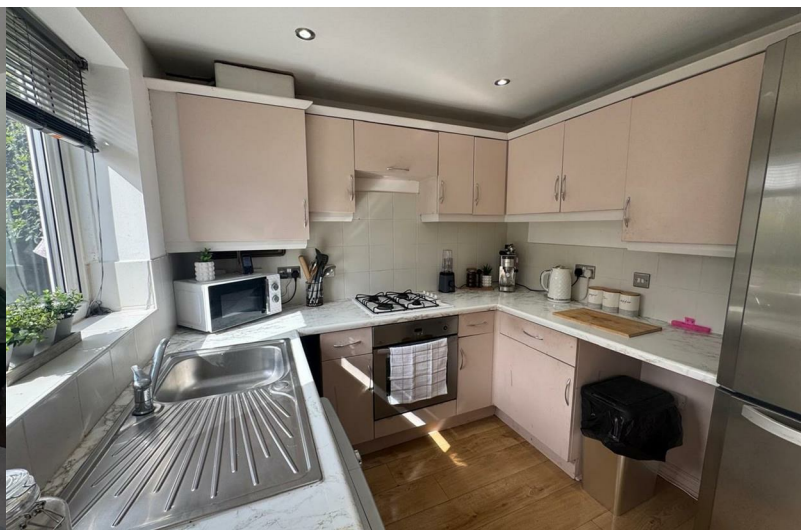




## 2 Pavilion Court

, Dewsbury, WF12 8RZ

£225,000



# 2 Pavilion Court

, Dewsbury, WF12 8RZ

£225,000



\*\*\*3 BEDROOM LINK DETACHED\*\*\*MODERN FAMILY HOME\*\*\*VIEWING RECOMMENDED\*\*\*

Set on a Cul-de-sac location we are pleased to offer a well presented three bedroom linked detached which comprises: entrance hall, Cloaks / wc, lounge, kitchen diner, three first floor bedrooms and house bathroom. Off street parking to front with single garage and good sized garden to rear.

\*\*\*\*\*To View Call Yorkshire Residential 01924 501333\*\*\*\*\*

## Entrance Hall

Radiator.

## Cloaks/WC

Two piece suite comprising low level wc and wash hand basin.

## Lounge

15'8" x 14 (4.78m x 4.27m)

Multi-fuel fire and radiator. Stairs to first floor,

## Kitchen Diner

14'5" x 8'3" (4.39m x 2.51m)

Fitted with a range of wall and base units with integrated gas hob and electric oven. Plumbing for washing machine. Complimentary work surfaces and tiled splash back. Radiator and patio doors to rear garden.

## Landing

## Bedroom 1

13'4" x 8'5" (4.06m x 2.57m)

Built-in wardrobes and radiator,

## Bedroom 2

10'8" x 8'5" (3.25m x 2.57m)

Built-in wardrobes and radiator.

## Bedroom 3

9'11" x 5'8" (3.02m x 1.73m)

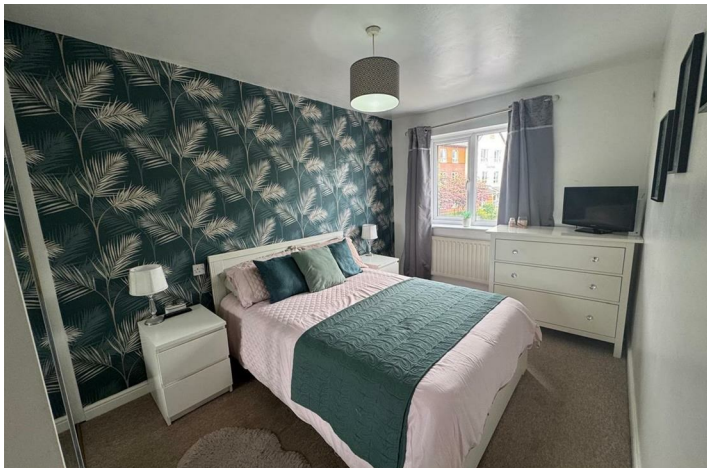
Radiator.

## House Bathroom

Three piece white suite comprising low level wc, wash hand basin set into vanity unit and panelled bath with shower over. Half tiled walls and tiled floor.

## Exterior

T the front of the property is ample off street parking and a single garage, To the rear is a good sized private garden with pebbles and lawn.



## Road Map



## Hybrid Map



## Terrain Map

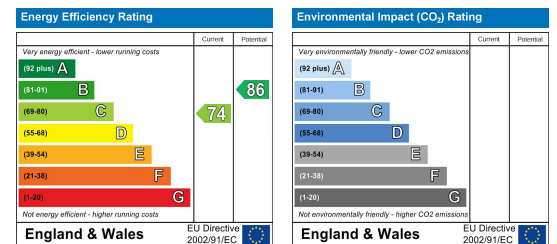


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.