



Hawthorn Court, DEWSBURYWF12 7SY

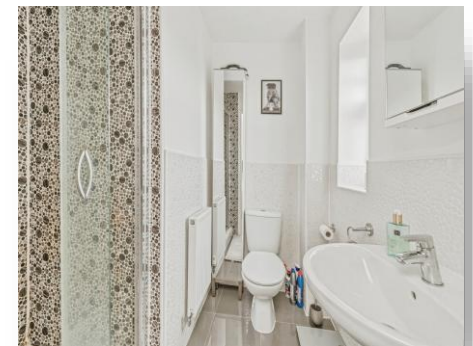
welcome to

Hawthorn Court, DEWSBURY

Guide Price £375,000 - £390,000 PRACTICALLY PERFECT IN EVERY WAY & TICKS ALL THE BOXES Only by viewing this executive family home on this sought after and popular modern development will you appreciate the accommodation on offer!



Guide Price £375,000 - £390,000 Tucked away in a cul-de-sac on the development in a row of only three properties is this very well-presented and proportioned detached family home. The property boasts a good-sized hallway, 13ft lounge, 21ft kitchen diner with integrated appliances, separate utility area with integrated washer/dryer, handy ground floor WC, four double bedrooms with the master bedroom having en-suite facilities and finally the family bathroom. Externally, there is a block paved driveway for multiple vehicles with EV charger leading to the 20ft integral garage and to complete the property is the enclosed, good-sized rear garden with a mix of paved and lawned areas perfect for all family and friends to relax or entertain on. Being perfectly positioned for all local amenities, schooling, town centres (Dewsbury/Ossett) and for those wishing to travel further afield there are bus routes close by and the M1/M62 motorway connections are a short drive away. Do not miss this opportunity! William H Brown in Dewsbury recommend that you view today to avoid disappointment!



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welcome to Hawthorn Court

- Guide Price £375,000 - £390,000
- Four Double Bedroom Detached Family Home
- 15ft Lounge, 21ft Kitchen Diner, Utility Area
- G/F WC, 13ft Conservatory
- Family Bathroom, En-Suite To Master

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price
£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS118201



Property Ref:
DWS118201 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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