



# HODSONS



£200,000

**Kingfisher Crescent**

Dewsbury, WF13 3BY



## PROPERTY SUMMARY

Modern Three-Storey Town House – No Onward Chain

The accommodation briefly comprises to the ground floor an entrance hall with W.C., leading to a contemporary kitchen which flows seamlessly into the open-plan lounge with French doors opening onto the rear garden. On the first floor, there are two well-proportioned bedrooms and the main house bathroom, while the top floor boasts a spacious master suite, complete with fitted wardrobes and an en suite shower room.

Externally, the property benefits from off-road parking to the front and an enclosed lawned garden at the rear.

Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, families, or investors.

Early viewing is highly recommended!

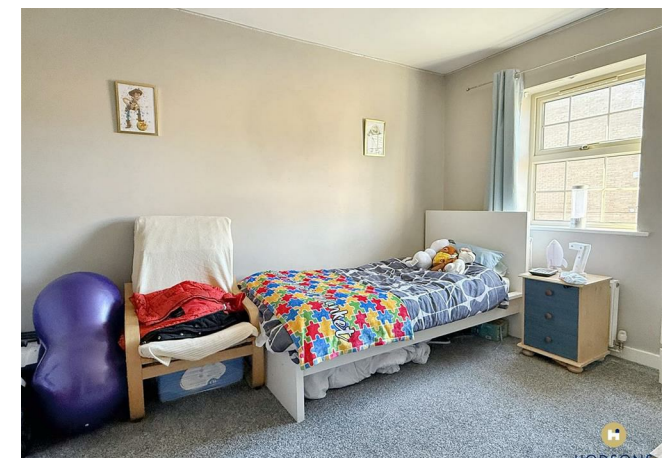
3



2



1





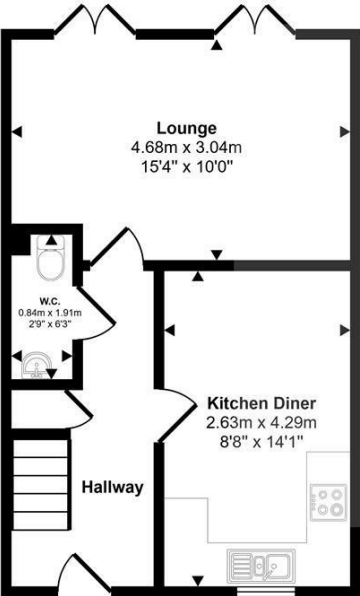
**LOCAL AUTHORITY**

**TENURE**  
Freehold

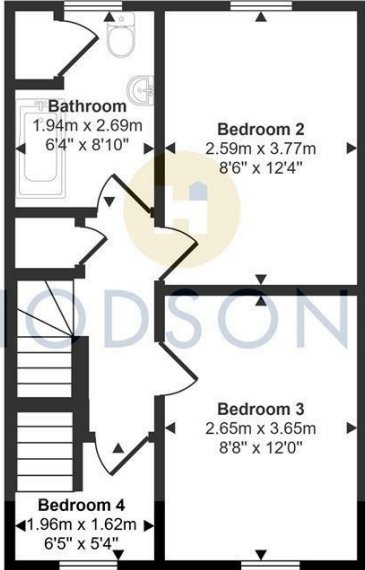
**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

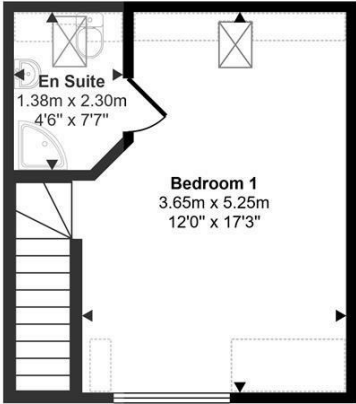
Approx Gross Internal Area  
95 sq m / 1022 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 36 sq m / 384 sq ft



Second Floor  
Approx 24 sq m / 259 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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