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HERE TO GET *you* THERE



Boundary Road

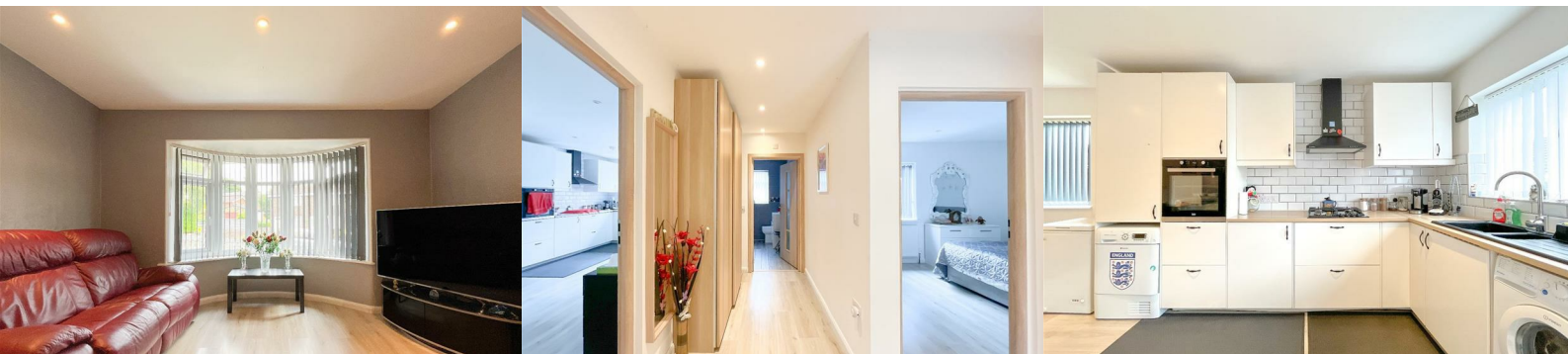
Dewsbury, WF13 4PU

Offers Over £260,000



GUIDE PRICE £260,000 - £270,000

A fully modernised and well presented stunning three bedroom detached bungalow is being sold with no onward chain ,the property is located in the popular Staincliffe area close to local schools, amenities and transport links. The accommodation briefly comprises; entrance hall, spacious lounge, modern fitted kitchen/family room with space for further appliances, three double bedrooms with a stunning en-suite shower room to the master bedroom and stunning three piece white bathroom suite. There is a tarmac drive to the side which provides off road parking and an enclosed garden that is mainly laid to lawn and having raised fencing for ample privacy, with further tarmac patio area to the rear. The property is ideally located for access to both Dewsbury and Heckmondwike town centres, all local amenities including Dewsbury District Hospital, junior, primary schools and nurseries, local surgery, local pharmacy, Heckmondwike Grammar is nearby.



ENTRANCE HALLWAY

Spacious hallway through composite double glazed door with laminate flooring and fitted storage for shoes and coats, ceiling spot lights and fitted radiator, access to all rooms,

LOUNGE 12'11" x 10'11" (3.95m x 3.33m)

A family room with double glazed bay window with fitted blinds and ceiling spot lights , laminate flooring and radiator

KITCHEN 20'6" x 12'10" (6.25m x 3.93m)

Fitted with a range of gloss effect wall and base units with contrasting worktops with inset sink with half bowl and half drainer with mixer taps, four ring gas hob with fitted oven with matching overhead modern extractor canopy hood and finished with contemporary brick effect tiles, space for additional american style fridge freezer and plumbing for washing machine and a good sized family dining area. The room has plenty of natural light from the two double glazed windows and fitted laminate flooring and radiator, composite double glazed door to the garden.

BEDROOM 1 14'4" x 10'0" (4.38m x 3.07m)

Double bedroom with fitted radiator and double glazed window with laminate flooring.

EN SUITE

En-Suite comprising of large walk in modern shower and overhead rain shower, WC and vanity wash hand basin with storage and chrome heated towel rail, with ceiling spot lights and having fully ceramic tiled walls with frosted double glazed window.

BEDROOM 2 13'0" x 10'4" (3.98m x 3.17m)

With front double glazed bay window with fitted blinds and laminate flooring and radiator

BEDROOM 3 12'10" x 9'4" (3.93m x 2.87m)

Double bedroom with fitted radiator and double glazed window with laminate flooring.

BATHROOM

A modern fitted three piece suite comprising; panelled bath with fitted shower with further overhead rain shower,with vanity unit with wash hand basin and WC. fully ceramic tiled walls with mosaic centre, heated towel rail and double glazed frosted window.

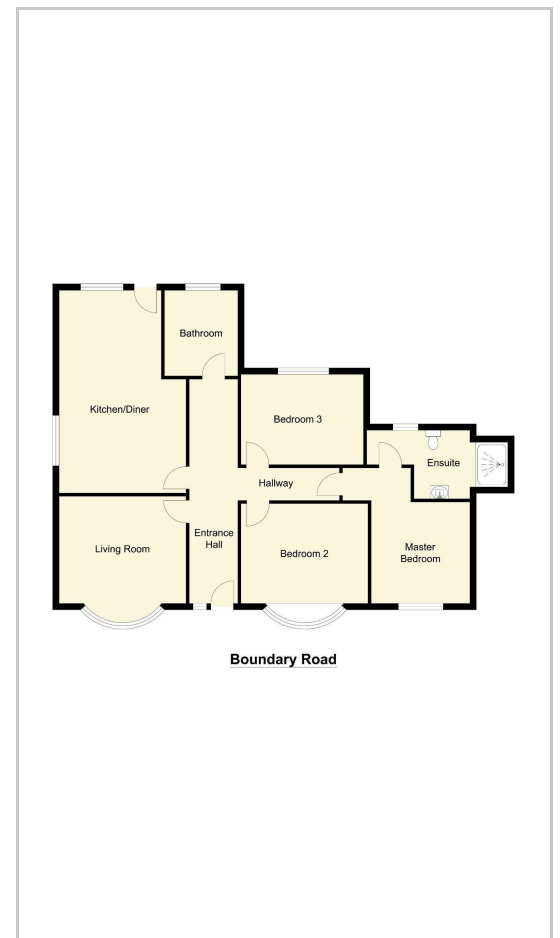
OUTSIDE

Access front gated entrance with pathway to the entrance of the property with lawned area to the front and further pathway to both sides of the property. Enclosed garden to the rear with tarmac rear patio and benefitting from raised fencing for ample privacy, with fitted security light.

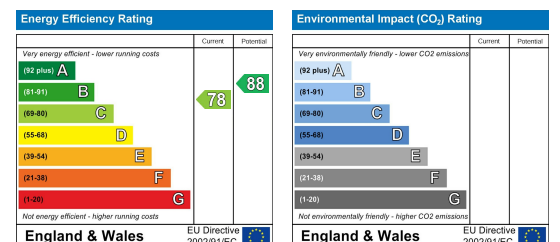
Area Map



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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