

# HUNTERS<sup>®</sup>

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## Ouzelwell Road

Thornhill Lees, Dewsbury, WF12 9EU

Guide Price £90,000



GUIDE PRICE £90,000 - £99,995

Highly recommended and ready for viewing is this TOP FLOOR one DOUBLE bedroom flat. Located in this most popular residential location of Thornhill Lees, close to the town centre and train station, the property is well-placed for amenities and daily commuting. This contemporary, light, and airy apartment is presented to a high standard and comprises in brief: - entrance hall, living area, and stunning kitchen with built-in appliances including a dishwasher, double bedroom with wardrobes, and a modern bathroom suite. Call our office today to arrange a viewing!

We have been advised the following leasehold information;  
Lease has term of 127 years and commenced January 1989  
Ground Rent £10.00 per annum  
Service charge - To follow



## ENTRANCE

Entrance through composite double glazed door and fully ceramic tiled staircase with fitted radiator and double glazed window.

## HALLWAY

Laminate flooring, with hive heating system and access to lounge kitchen and bathroom and bedroom, useful storage area.

## LOUNGE 11'3" x 13'8" (3.44m x 4.19m)

A contemporary room for rest and relaxation and having a focal point modern surround with inset electric fireplace, double glazed window with fitted blinds and laminate flooring and fitted radiator.

## KITCHEN 8'5" x 7'11" (2.58m x 2.42m)

From first entry into this impressive and stunning kitchen which benefits from superb natural light from large double glazed window with fitted blinds providing exceptional views across the surrounding grounds, an immaculate kitchen with wall and base units, built in cooker with four ring gas hob and self cleaning oven, impressive cooker hood, fitted dishwasher and plumbed for a washing machine and space for fridge freezer and having tiled flooring.

## BEDROOM 10'9" x 10'5" (3.28m x 3.19m)

A double bedroom with large double glazed window and fitted blinds and radiator and laminate flooring.

## BATHROOM

Fitted with a three piece bathroom suite fitted in 2023 comprising of panelled bath with fitted mixer shower with rainfall attachment, low level wc, wash hand basin with mixer tap and vanity storage underneath, chrome heated towel rail, fully tiled ceramic tiled walls with centre mosaic finishing double glazed frosted window..

## OUTSIDE

Benefitting from a large communal garden to the rear with ample on street parking to the front.

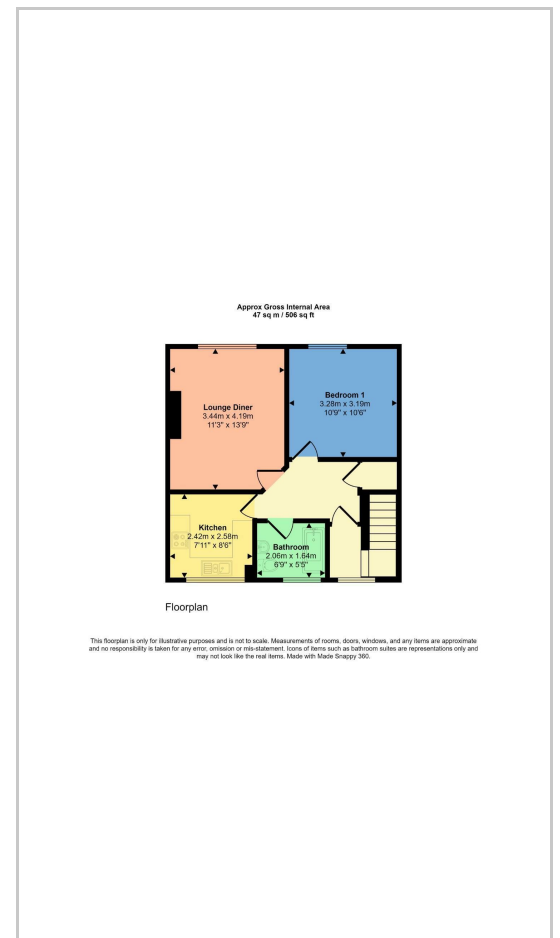
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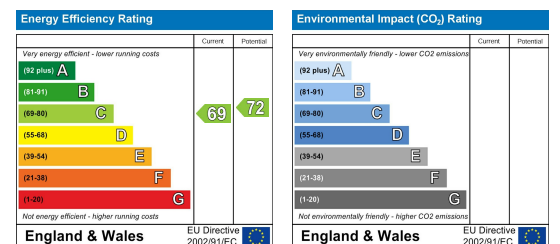
## Area Map



## 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.