



## Leeds Road

Dewsbury, WF12 7HX

Offers In The Region Of £240,000



Look no further than this well-presented, SPACIOUS family home. This family home boasts of its original quirks such as tall ceilings, ceiling coving, and beautiful bay windows. The home feels warm and welcoming and is likely to appeal, in large, to first-time buyers and families due to being within the catchment area for Woodkirk High School as well as Lydgate Infants and Juniors. Internally, the property briefly comprises entrance hall, lounge, dining room, kitchen, and conservatory, three bedrooms, a bathroom, and additional attic space. Externally, there is a front garden, driveway, detached garage, and rear garden which enjoys views over the farmland. The location of this property means it is perfectly positioned to enjoy a plethora of amenities such as the local post office, Cafe Capri coffee shop, White Rose Shopping complex, and all local public transport and motorway networks. M1 (J40) & M62 (J28) are nearby for traveling to Wakefield, Leeds, Manchester, and beyond.

LEASEHOLD DETAILS  
LEASE TERM 999 YEARS  
TERM REMAINING 914 YEARS  
ANNUAL COST £5.00



## ENTRANCE HALL

With stairs leading to the first-floor accommodation, laminate wooden flooring, coving to the ceiling, and a fitted radiator.

## LOUNGE 14'4" x 12'5" (4.37m x 3.81m)

Feature gas stove set into the chimney breast with a tiled surround. Bay double-glazed window allowing plenty of natural light into the room, fitted radiator, and opens into the dining room.

## DINING ROOM 12'6" x 11'3" (3.83m x 3.43m)

Coal-effect gas fire with a feature tile surround, fitted radiator, and French doors into the conservatory.

## CONSERVATORY 13'6" x 7'8" (4.14m x 2.36m)

An excellent addition to the family home, benefiting from exposed wooden floorboards, a fitted radiator, and a cupboard housing plumbing for an automatic washing machine and a stainless steel sink unit. Wall units and French doors lead to the rear garden.

## KITCHEN 10'9" x 5'8" (3.30m x 1.75m)

A range of kitchen units with a stainless steel sink unit, gas cooker point, splashback tiling, and inset spotlighting. Solid wood worktops, laminate wooden flooring matching from the entrance hall, and a double-glazed door to the side of the property.

## LANDING

Access to three bedrooms and the family bathroom, with a door to the attic.

## BEDROOM 1 10'8" x 11'11" (3.26m x 3.65m)

Fully fitted bedroom furniture with a bow window and a gas central heating radiator.

## BEDROOM 2 11'10" x 9'6" (3.63m x 2.90m)

Built-in wardrobes, a gas central heating radiator, and views overlooking fields.

## BEDROOM 3 6'7" x 6'6" (2.01m x 2.00m)

A single bedroom with laminate wooden flooring and a gas central heating radiator.

## BATHROOM

Three-piece white suite comprising a low WC, basin integrated into the vanity unit, and a panelled bath with an electric shower over it. Fully tiled with a heated towel rail, inset spotlighting, and an extractor fan.

## ATTIC 13'9" x 13'6" (4.20m x 4.14m)

Useful storage space with restricted headspace and a skylight window.

## GARDENS

Low maintenance garden to the front, enclosed and private. Split-level garden with a paved patio area for summer entertaining and enjoying family BBQs, and half lawned with pleasant views across the nearby fields.

## LEASEHOLD DETAILS

Leasehold Information:

Lease Term: 999 years

Term Remaining: 914 years

Annual Cost: £5

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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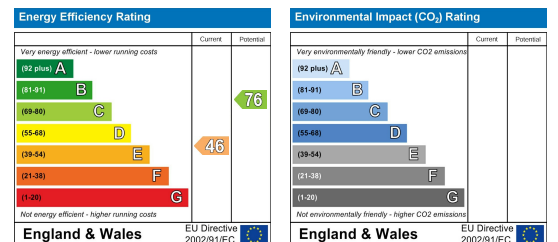
## Area Map



## Floor Plans



## Energy Efficiency Graph



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