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Ullswater Avenue

Dewsbury, WF12 7PJ

Guide Price £290,000



GUIDE PRICE £290,000 - £300,000

Look at this wonderful family home located in this ever so popular location of Hanging Heaton. This property has already been extended by the current owners over the years to the side and rear and offers a growing family the chance to move into this large family residence and avoiding all those rising building costs and unnecessary renovation stresses associated with extending your family home. The property features a hallway, separate lounge and sitting room which opens onto the extended open plan dining kitchen with fitted appliances. The first floor has four good sized bedrooms and has a family bathroom and also further shower room. Externally, there are attractive gardens to the front, and rear patio seating area with a private and enclosed rear garden. A driveway which provides off street parking for three cars and leads to a detached brick built garage with up and over door. The property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network for travel to Leeds and Manchester and further afield. With no onward chain this property is sure to be of interest to all those first time buyers and growing families looking for a spacious family home IN WF12. Early viewing is recommended to avoid disappointment.



HALLWAY

Double glazed front door entrance door with fitted radiator, stairs to the first floor landing, door with under stairs storage.

LOUNGE 13'1" x 12'7" (4.01m x 3.84m)

A good sized family room with large bay double glazed window with coving to ceiling fitted blinds and having a focal point wall mounted gas fire with feature fire surround and fitted radiator

SITTING ROOM

Double door leading to sitting room which provides another reception seating area with fitted radiator and coving to ceiling.

OPEN PLAN KITCHEN AND DINING ROOM

This L Shaped kitchen has a good range of modern wall and base units with matching worktop surfaces over incorporating half sink with further integrated appliances to include a fridge freezer, integrated oven with four ring electric hob and fitted extractor hood over and concealed house boiler, double glazed window on the rear and double glazed door to the side with useful storage . The dining room has space for a large table and chairs and sliding patio double glazed doors leading onto the rear garden,

LANDING

Allowing access to four bedrooms and family bathroom and further shower room with useful storage cupboard and loft access with drop down ladder (Note the loft is not boarded)

BEDROOM 1 11'3" x 11'1" (3.43m x 3.38m)

A double bedroom with large bay double glazed window with fitted blinds and has coving to ceiling and fitted radiator.

BEDROOM 2 16'11" x 7'1" (5.18m x 2.16m)

Another double bedroom with office space, the room has two double glazed windows and two radiators

BEDROOM 3 10'3" x 10'1" (3.14m x 3.09m)

Another double bedroom with double glazed window and radiator.

BEDROOM 4 8'9" x 7'11" (2.68m x 2.42m)

Another good sized bedroom with double glazed window and fitted radiator.

FAMILY SHOWER ROOM

Fitted with a walk in shower cubicle with overhead electric shower with low flush w.c., wash hand basin, with part tiled walls and double glazed frosted window to the side and radiator.

FAMILY BATHROOM

Fitted with a three piece suite with panel bath with wash hand basin, bath, low level wc, fitted radiator and having part ceramic tiled walls.

GARDENS

A small garden area to the front with established trees and plants for a good level of privacy, the rear garden is accessed through the side gate which allows you access onto the rear patio seating area and the established hedges and bushes maintain a good degree of privacy from neighbouring properties with a good sized garden for rest and relaxation.

GARAGE

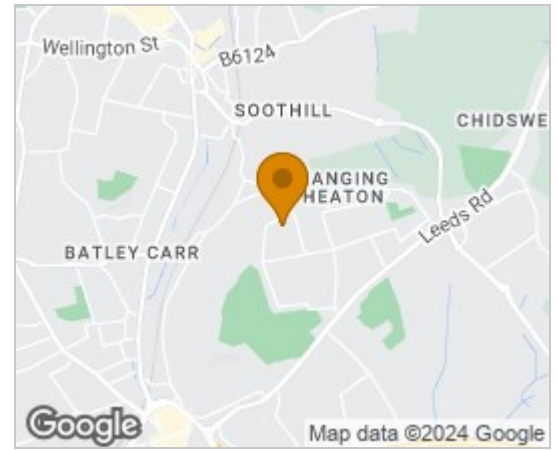
Driveway to the side provides off street parking for three cars and leads to the single garage with open and over door.

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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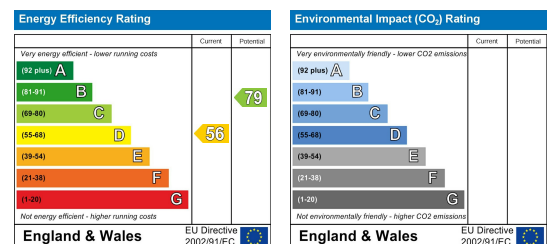
Area Map



Floor Plans



Energy Efficiency Graph



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