

HUNTERS[®]

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Malvern Road

Dewsbury, WF12 7JX

Offers Over £210,000



Offered for sale is this splendid semi-detached family home situated in a sought-after cul-de-sac location of Dewsbury. This property must be viewed to be appreciated and is ideally situated within easy reach of local schools, amenities, and bus routes. The property benefits from double glazing and gas central heating. The accommodation briefly comprises: Entrance hall, lounge, dining kitchen, three bedrooms and a family bathroom. Externally there are gardens to the front and south facing rear garden with raised decked seating area, a driveway providing private parking and a detached garage.



ENTRANCE

Entrance through double glazed front door into hallway with stairs to the first floor landing and fitted radiator access to the living room and kitchen/diner.

LOUNGE 14'3" x 11'8" (4.36m x 3.57m)

A good sized family room with focal point fireplace double glazed bay window to the front providing ample natural light, radiator.

DINING KITCHEN 17'2" x 9'9" (5.24m x 2.98m)

Fitted kitchen with a good selection of base units with laminate work surface over, stainless steel sink and drainer, space for a fridge/freezer, integrated oven and hob and steel extractor above , double glazed window and door and fitted house boiler.

LANDING

Access to three bedrooms and family bathroom double glazed window to the side elevation, fitted radiator.

BEDROOM 1 11'8" x 10'2" (3.56m x 3.12m)

A double bedroom with double glazed window and radiator.

BEDROOM 2 10'1" x 10'0" (3.09m x 3.07m)

A double bedroom with double glazed window and radiator.

BEDROOM 3 7'6" x 6'10" (2.31m x 2.09m)

A single bedroom with double glazed window and radiator.

BATHROOM

Fitted with a four piece suite comprising corner shower cubicle with wall mounted electric shower, bath suite, wash hand basin and low flush w.c. and radiator and fully tiled walls and frosted double glazed window

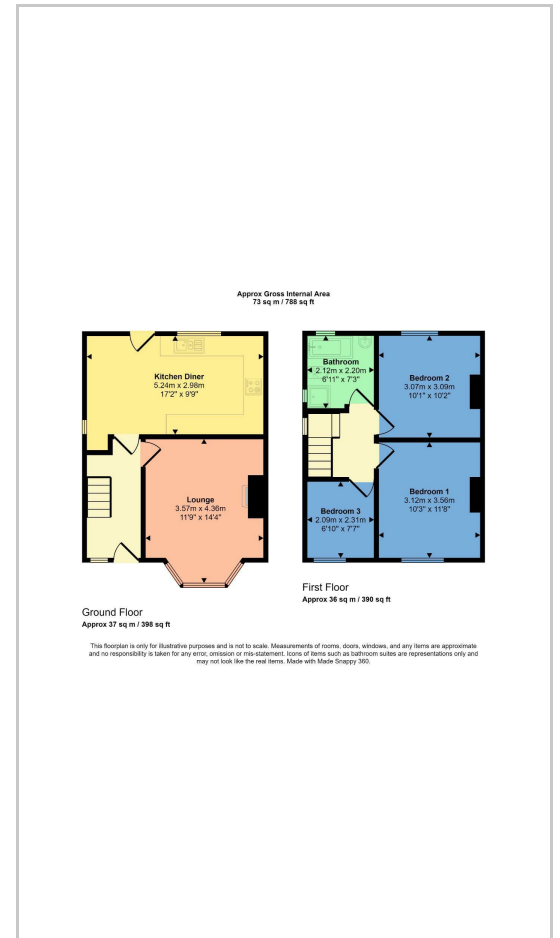
OUTSIDE

Having a small front garden to the front and a driveway to the to the side leading to the detached garage with up and over door. The garden has a good sized garden to the rear and raised wood fencing has further a raised decked seating area allowing a further place to relax in this south facing garden.

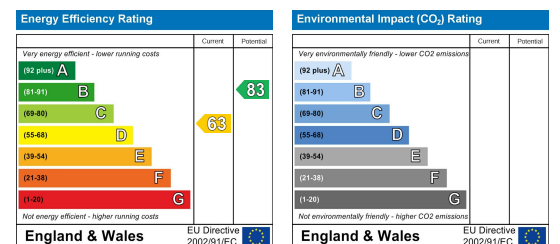
Area Map



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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