

HUNTERS[®]

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Welwyn Road

Dewsbury, WF12 7HA

Offers In The Region Of £189,950



Located in the ever-popular area of Hanging Heaton is this well-presented, two double-bedroom semi-detached property. The property features a spacious lounge, a good-sized kitchen diner with a door leading to the rear garden, two double bedrooms, and a first-floor family bathroom. It also boasts an enclosed and private rear garden and a driveway to the side leading to a detached single garage. It is close to all local amenities, towns such as Dewsbury and Batley, local schools, and motorway connections for those wishing to commute or travel further afield to places such as Wakefield or Leeds. Early viewing is recommended as interest is likely to be high in this particular property.



ENTRANCE

Stairs to first floor landing and door to lounge.

LOUNGE 13'6" x 11'10" (4.12m x 3.62m)

Having a feature inset fire place with wood burning stove, with hardwood flooring with coving to ceiling and double glazed window with fitted blinds, door leading to

KITCHEN DINER 17'7" x 8'8" (5.37m x 2.65m)

A good sized kitchen with with a range of wall and base units, complimentary work surfaces and splashback tiling. Stainless 1 1/2 bowl sink drainer with mixer tap, fitted five ring gas hob with steel extractor above and fitted electric oven and microwave, plumbing for washing machine and space for under counter fridge freezer. A double glazed window and door to the rear, further under stairs storage housing the main electric fuse box and boiler

LANDING

Access to two double bedrooms and family bathroom and double glazed window,loft opening (not inspected)

BEDROOM 1 14'7" x 10'2" (4.45m x 3.10m)

A double bedroom with the benefit of having fitted wardrobes and overhead built-in cupboards, radiator and double glazed window with fitted blinds and further door to additional storage room.

BEDROOM 2 10'4" x 8'4" (3.16m x 2.56m)

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

BATHROOM

Consisting of three piece suite, consisting of panelled bath with wall mounted mixer shower over. Wash hand basin, WC and fully tiled walls with fitted radiator and frosted double glazed window.

GARDENS

The property has a gated access to the front with a low maintenance garden with seasonal plants and shrubs. The rear large enclosed garden which has a decked seating area and is mainly laid to lawn, flower beds and garden shed. There is gated access to the side of the property.

GARAGE

Having a gated driveway with off street parking leading to a detached single garage with up and over door with power and light.

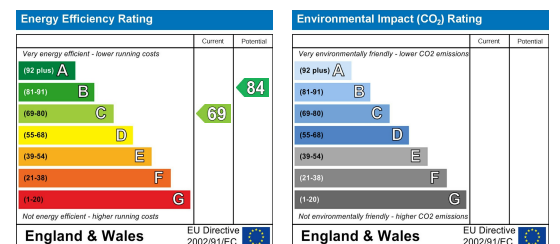
Area Map



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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