



Brook Street

Dewsbury Moor, Dewsbury, WF13 3PA

Guide Price £140,000



GUIDE PRICE £140,000 - £150,000

Tucked away just off Heckmondwike Road is this well-proportioned two bedroom mid terrace property benefiting from a spacious lounge, kitchen with breakfast bar, useful basement space for utility/gym room, two double bedrooms, and further access to loft with drop down ladder ideal for storage. The rear garden has been developed to form a private and secure and purpose-built seating/relaxation area and leads on to rear garden with large workshop and includes power, light and further storage and gated access to the rear. The property is perfectly positioned for access to all local towns such as Dewsbury, Batley and Heckmondwike and all local amenities, bus routes, schooling and Dewsbury Hospital are nearby. It is advised to view at your earliest opportunity to appreciate the quality of accommodation on offer



ENTRANCE

Through double glazed composite door and stairs to first floor landing.

LOUNGE 13'2" x 11'6" (4.03m x 3.53m)

With focal point with inset dual fuel log burner with decorative exposed brick surround and inset wooden feature surround, Double glazed window and radiator, door providing access to lower level and access to kitchen diner.

KITCHEN DINER 14'7" x 8'9" (4.46m x 2.68m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling with inset four ring gas hob with steel extractor above and further fitted electric oven and space for microwave with inset sink drainer with mixer tap. Plumbing for washing machine and purpose built breakfast bar area with fitted wall mounted boiler and fitted central heating radiator. Door to rear garden.

LOWER LEVEL /UTILITY ROOM 14'7" x 8'11" (4.45m x 2.72m)

Ideal space for those working from home and wanting just that little extra space in the family home, fitted with double glazed small window and radiator.

LANDING

Access to two double bedrooms and house bathroom, with fitted ceiling spot lights and loft access .

BEDROOM 1 14'10" x 13'1" (4.53m x 3.99m)

A truly spacious double bedroom with feature wall panelling to one side of the bedroom and benefitting from two double glazed window and fitted radiator.

BEDROOM 2 9'1" x 8'8" (2.78m x 2.65m)

Another double bedroom with fitted radiator and double glazed window.

BATHROOM

Fitted with a three piece bathroom suite with a P shaped bath with fitted shower screen and fitted rain shower attachment, bath with mixer shower and shower attachment. Wash hand basin, modern splashback tiled wall with feature Ledgestone porcelain tiling and fitted low level WC with chrome fitted towel radiator.

LOFT ACCESS

Having a drop down ladder with loft access.

OUTSIDE SEATING AREA

A lovely large and enclosed pergola with covered canopy providing seating area finished off with porcelain black ceramic tiling for additional seating area.

GARDEN

The rear garden is mainly lawned with centre paving and leading to the rear access of the property with secure gated access. The property has allocated off street parking to the front.

WORKSHOP 21'9" x 11'0" (6.63m x 3.36m)

Large workshop ideal for those DIY enthusiasts and includes power, light.

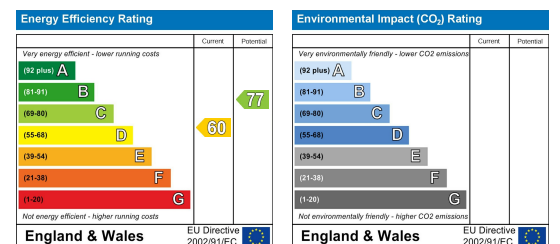
Area Map



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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