

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Princess Road

Dewsbury, WF12 8QT

Offers In The Region Of £169,950



Simply turn the key and move into your new family home with the minimal fuss or expense. This family home is a credit to the former owners, having been completely decorated and fitted with new carpets and laminate flooring in June 2024. The property comes complete with a brand-new bathroom suite and a new central heating system with a boiler that has a 5-year warranty. This home is conveniently located close to both Ossett and Dewsbury town centres, offering many amenities including good public transport links, schools, and easy access to the motorway network. The living accommodation is beautifully presented throughout and well maintained with double glazing. It briefly comprises an entrance hall, lounge, and a well presented open plan kitchen with double glazed door leading out to the garden. On the first floor, there are three bedrooms and a family bathroom with a contemporary white suite. Externally, the property features a pleasant lawned front garden and a low-maintenance, enclosed rear yard with ample privacy from surrounding properties. There is a driveway with off-street parking for three cars, leading to a detached single garage.



## ENTRANCE

Double glazed front door with newly fitted carpets and stairs to first floor and door leading into lounge:

## LOUNGE 13'8" x 12'1" (4.19m x 3.69m)

The room features a wooden fire surround with an inset electric fireplace, with marble hearth and backplate. It includes a double-glazed, lead-effect window with fitted blinds, radiator, new laminate flooring, and a door leading to the kitchen.

## KITCHEN DINER 14'7" x 9'10" (4.47m x 3.01m)

The open-plan kitchen dining room features a range of wall and base units with complementary work surfaces. It includes an inset bowl sink drainer with a mixer tap, a four-ring gas hob with overhead steel extractor and fitted electric oven. The kitchen also has plumbing for a washing machine, fitted radiator and two double-glazed, lead-effect windows with fitted blinds that provide plenty of natural light.

A double-glazed door offers access to the rear garden, with additional under-stairs pantry area, ideal for storage.

## LANDING

Features a double-glazed lead-effect window with fitted blinds and newly laid carpets. It provides access to three bedrooms, the family bathroom, and the loft space which is boarded out.

## BEDROOM 1 12'0" x 9'1" (3.68m x 2.77m)

A double bedroom with newly fitted carpets, radiator and a double-glazed lead-effect window with fitted blinds.

## BEDROOM 2 11'8" x 9'0" (3.57m x 2.76m)

A double bedroom with newly fitted carpets, radiator and a double-glazed lead-effect window with fitted blinds. Fitted storage housing the new boiler.

## BEDROOM 3 7'4" x 5'9" (2.24m x 1.76m)

A good sized bedroom with newly fitted carpets, radiator and a double-glazed lead-effect window with fitted blinds.

## BATHROOM

This newly installed bathroom suite in June 2024 comprising a panelled bath, a low-level WC, and a wash hand basin with a mixer tap. It also features a chrome heated towel rail, fully clad walls and vinyl flooring and a double-glazed frosted window with fitted blinds and newly laid vinyl floor covering.

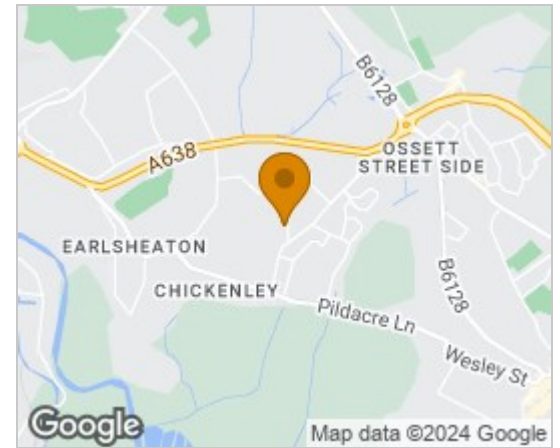
## GARDEN

The property has a pleasant front garden and has a low maintenance rear yard which offers ample room for rest and relaxation and the raised fencing provides ample privacy from surrounding properties. The property also has a useful storage shed and has a new rear porch canopy and has fitted night lights to enjoy late night evenings with friends and family.

## GARAGE

The property has a driveway to the side providing parking for several cars and leads to a single detached garage with an up and over door. The garage benefits from power and light and has recently had a new roof fitted (2024)

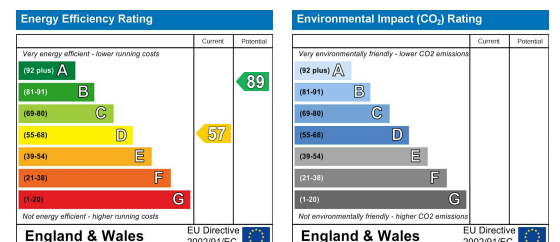
## Area Map



## 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.