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Kingfisher Way

Dewsbury, WF12 7DN

Offers In The Region Of £280,000



Situated in one of the most popular developments in Dewsbury, just off Rumble Road, is this fantastic family home. The Clayton Corner features a stunning open-plan kitchen/dining room and an equally impressive living room with French doors opening into the garden. A utility room, WC, and storage cupboard ensure it's practical as well as stylish. Upstairs, you'll find three bedrooms, including a large primary bedroom with an en-suite, a family-sized bathroom, and a handy storage cupboard. Externally, there is a driveway at the front providing off-street parking for two vehicles, leading to a detached single garage and an enclosed rear garden that has been laid to lawn. Situated in a popular location with easy access to Dewsbury town centre, local amenities, schools, and further afield to Ossett, Wakefield, and Leeds. These areas are easily accessible via public transport or the M1/M62 motorway networks. Early viewing is recommended to avoid disappointment!



ENTRANCE

The front double-glazed composite door leads to a hallway with a gas central heating radiator. From here, there is access to the lounge and dining kitchen, as well as stairs leading to the first floor.

LOUNGE 18'6" x 9'4" (5.64m x 2.85m)

A spacious family room with double-glazed patio doors, a double-glazed window, and two radiators.

KITCHEN DINING ROOM 18'6" x 9'4" (5.64m x 2.85m)

A modern fitted kitchen with plenty of natural light from three double-glazed windows. It features a good selection of wall and base units with complementary work surfaces, a 1½ bowl sink with a drainer and mixer tap, a gas hob, an electric oven, and a wall-mounted cooker hood. There is also an integrated dishwasher, a useful storage cupboard, and a door to...

UTILITY ROOM

...a utility area with plumbing for a washing machine and dryer, a wall-mounted house boiler, and a double-glazed composite door to the rear.

DOWNSTAIRS CLOAKROOM

The WC features a wash hand basin with a mixer tap and splashback tiling, a gas central heating radiator, and an extractor fan.

LANDING

Double glazed window access to loft space and doors to first floor accommodation.

BEDROOM 1 18'5" x 10'5" (5.62m x 3.20m)

A bedroom with double-glazed windows to the front and side, built-in mirror-fronted sliding door wardrobes along one wall, two fitted radiators, and a door leading to the en-suite shower room.

EN SUITE

There is a double-glazed window to the front, a double shower cubicle with a concealed shower unit, a wash hand basin with a mixer tap, a WC, a gas central heating radiator, and part-tiled walls in the en-suite bathroom.

BEDROOM 2 10'7" x 9'2" (3.23m x 2.81m)

A double bedroom with fitted radiator and double glazed window.

BEDROOM 3 9'2" x 7'6" (2.80m x 2.29m)

Currently used as an office but will accommodate a double bed, fitted radiator and double glazed window.

BATHROOM

The bathroom is fitted with a panelled bath with a mixer tap, a wash hand basin with a mixer tap, a WC, a fitted radiator, splashback tiling, and a double-glazed window.

OUTSIDE

The property is situated on one of the largest plots in the development and features a lawned garden to the front and side, with a side access gate to the rear of the property. Outside lighting is also installed. The enclosed rear garden is fenced and includes a lawn area as well as a patio seating area, ideal for rest and relaxation.

GARAGE

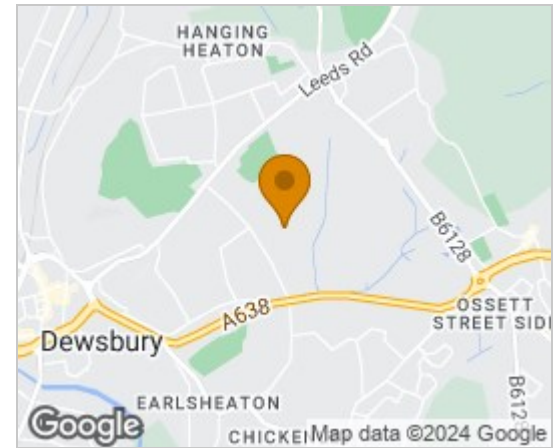
There is a tarmac driveway that provides off-street parking for two vehicles, leading to the detached single garage with an up-and-over door.

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.

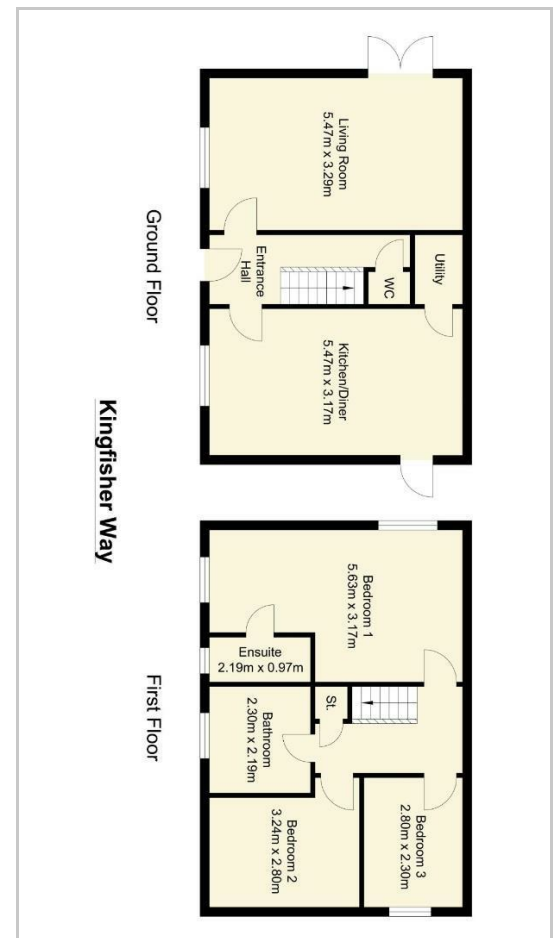
32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

