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Frances Road

Earlsheaton, Dewsbury, WF12 8JG

Offers Over £160,000



Located in a quiet cul-de-sac, this well-proportioned and immaculately presented family home, which is ideal for young first-time buyers or growing families. It features three double bedrooms, a large living room, and a modern open-plan kitchen/dining space, benefitting from double glazed windows and gas central heating throughout. Situated in the popular location of Earlsheaton, the property offers ample parking space to the side, a low-maintenance front yard and a rear enclosed low maintenance rear paved garden with a useful workshop. It is within walking distance of local shops and schools, and boasts excellent transport links, including several bus routes to nearby towns and proximity to the M62 and M1 motorways.



ENTRANCE

Entrance through double glazed door, fitted radiator and stairs to first floor.

LIVING ROOM 16'4" x 12'4" (5.00m x 3.76m)

The stylish living room features a large double-glazed window at the front, a feature wooden fireplace with inset coal effect gas fire with living flame, with coving to ceiling and fitted wall lights and door leading to kitchen

KITCHEN DINING ROOM 16'4" x 8'11" (5.00m x 2.72m)

The contemporary fully-fitted kitchen offers a mix of wall and base units, a stainless steel sink and drainer with mixer taps, a gas hob with an electric fan oven, and an overhead steel extractor fan with glass canopy . The kitchen also boasts ample space for a dining table and benefits from natural light through the double-glazed window.

DOWNSTAIRS WC

Accessible from the kitchen is a downstairs W.C., featuring ceramic tiled walls and fitted ceiling spot lights with frosted double glazed window. Further access to undertairs storage and double glazed door to side entrance.

FIRST FLOOR

Landing leading to three bedrooms and having a double glazed window and coving to ceiling and loft opening (Not inspected)

BEDROOM 1 9'10" x 10'9" (3.00m x 3.29m)

This double bedroom includes fitted wardrobes along one side and has a double glazed window and fitted radiator

BEDROOM 2 10'2" x 10'7" (3.10m x 3.23m)

Another spacious double bedroom features a fitted radiator and a double-glazed window.

BEDROOM 3 8'9" x 6'8" (2.69m x 2.04m)

Another spacious double bedroom includes a fitted radiator and a double-glazed window.

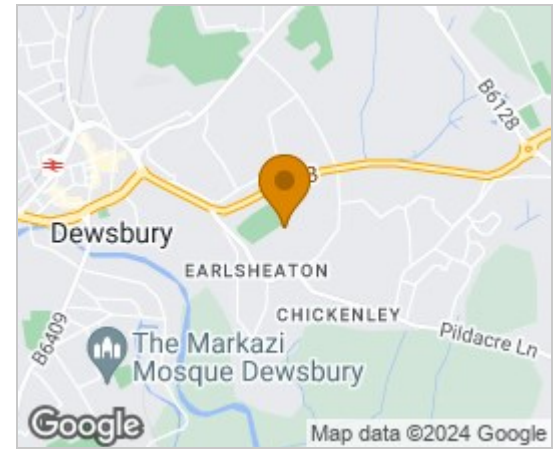
BATHROOM

The large family bathroom features a four-piece suite, including a walk-in corner shower enclosure with an overhead electric shower, a long bath, a W.C and a sink. The bathroom offers ample storage and is fitted with large ceramic tiles with centre mosaic tiling. Frosted double glazed window with fitted ceiling spot lights and fitted radiator.

OUTSIDE

To the front aspect of the property has fitted wrought gates and has a driveway providing off-street parking, which runs to the side of the property but is currently gated off by wrought iron fencing. The property also boasts a large, low-maintenance rear yard with stunning views of Earlsheaton Park and includes a useful workshop/outhouse.

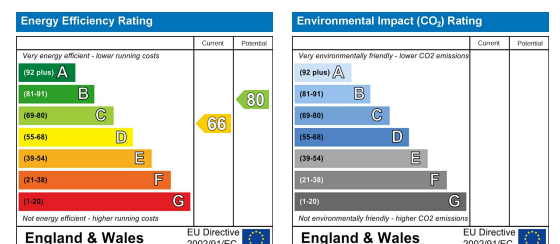
Area Map



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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