

HUNTERS®

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Maizebrook

Dewsbury, WF13 3TG

Guide Price £140,000



GUIDE PRICE: £140,000 - £150,000

Hunters are delighted to present this immaculately presented two-bedroom mid-terrace property, boasting a very high standard and a show-home feel throughout. We believe this family home would be perfect for a first-time buyer or a small, growing family. The property is ideally situated just a five-minute drive from Dewsbury Town Centre, the M1 (J40) Motorway, and a range of local amenities. The property comprises an entrance into the lounge with an open staircase leading to a contemporary kitchen with fitted appliances, which leads onto the open conservatory with heated flooring. It offers two bedrooms and a modern bathroom. Fitted central heating and double glazing are featured throughout the property, ensuring comfort and energy efficiency. Off-street parking is available for two cars, and there is an enclosed private rear decked tiered garden providing a secure and peaceful outdoor space to enjoy BBQs and al fresco dining late into the summer evenings.

This home is an ideal starter property for first-time buyers or landlords looking to expand their investment portfolio, with an expected annual rental income of £8,400.00.



ENTRANCE

Through double glazed door into open lounge with staircase to first floor, radiator.

LOUNGE 12'4" x 13'5" (3.76m x 4.09m)

A well presented family room with focal point fire surround with inset coal effect gas fire with living flame, double glazed window and fitted radiator and laminate flooring, useful understairs storage. Door to:

KITCHEN DINING 8'2" x 13'0" (2.50m x 3.97m)

The kitchen is fitted with a range of modern base and pan drawers and eye-level units, complemented by brick-tiled splashbacks. It includes an induction hob with an extractor hood above, an integrated double electric oven, fitted with integrated dishwasher and fridge freezer and concealed washing machine and dryer, and modern sink and drainer with a mixer tap. The under-counter spot lighting enhances the ambiance in the kitchen, with fitted radiator and arch leading into:

CONSERVATORY

A great addition to this home and provides an ideal space for further rest and relaxation away from the main family residence and has under floor heating enabling this room to be used all year round and had sliding patio doors leading to the rear.

LANDING

Access to two bedrooms and family bathroom with fitted radiator.

BEDROOM 1 11'8" x 9'7" (3.57m x 2.94m)

An immaculately presented double bedroom with ample space for storage and has fitted radiator and double glazed window and further storage section and loft open (not inspected).

BEDROOM 2 6'4" x 6'1" (1.95m x 1.87m)

Having double glazed window and radiator.

BATHROOM

Fitted with a modern three piece white suite comprising panelled bath with overhead fitted rain shower attachment and glass shower screen, wash hand basin, low- level WC, double glazed frosted window, radiator.

GARDEN

Having a pleasant front garden to the front with off street parking for two cars. The rear of the property provides ample privacy and is decked with space for outdoor seating and further tiered garden space ideal for rest and relaxation. The property also has gated access to the rear.

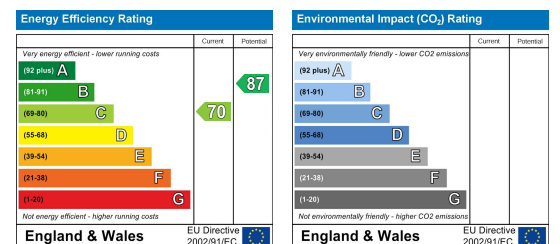
Area Map



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.