

# HUNTERS®

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## Broad Oaks Close

Dewsbury, WF12 8RH

Offers In Excess Of £300,000



Take a look at this DETACHED FOUR BEDROOM family home which was originally two separate three semi detached properties, combined to form a detached formidable family home in this most popular area of Dewsbury.

If you are looking for a FOUR DOUBLE bedroom detached property, then look no further! Situated close to all local towns such as Earsheaton, Dewsbury and Ossett this family home offers flexible accommodation and benefits from two reception rooms, large kitchen with fitted appliances and further dining room and conservatory and greenhouse and useful downstairs WC as well. To the first floor you have four double bedrooms and master bedroom with en-suite room and a further family bathroom. Externally the property sits on a generous plot with ample garden space and decked patio seating area and outside Garden Gazebo seating area and a driveway to the side with parking for several vehicles, with a rear garage/workshop and a further detached garage allocated in the cul de sac.

What more could you want!? Being situated close to all local amenities, local schooling, and a short drive away to the M1/M62 motorway connections.



**ENTRANCE**

Entrance door to the front aspect. Central heating radiator and stairs to first floor.

**LOUNGE 12'0" x 13'0" (3.68m x 3.98m)**

Large family room with large front window with feature stone fireplace with inset electric fire with modern wood flooring with wall radiator.

**LIVING ROOM 15'3" x 12'8" (4.66m x 3.88m)**

Another good sized family reception room, having wood flooring and large double glazed window and radiator

**KITCHEN 15'1" x 10'6" (4.62m x 3.21m)**

A large family kitchen fitted with contemporary gloss wall and pan base units with contrasting wood work surfaces, incorporating sink with Integrated electric induction hob with steel extractor with Integrated ladder fridge and dishwasher and double oven, with built in microwave Having two double glazed window and door giving access to the side.

**DINING ROOM 15'1" x 9'10" (4.61m x 3.02m)**

Having part wooden panelled walls with double radiator and patio doors leading to rear conservatory, french door leading to kitchen

**CONSERVATORY 10'2" x 8'9" (3.11m x 2.69m )**

Another ideal place for rest and relaxation and leads onto the rear greenhouse as well, which provide space for washing machine and space for large fridge freezer and tumble dryer.

**DOWNSTAIRS WC**

Having a low level WC with fitted sink and being fully tiled.

**LANDING**

Providing access to four bedrooms and family bathroom

**BEDROOM 1 15'1" x 11'9" (4.62m x 3.59m)**

Formerly two bedrooms and currently forms a large double bedroom with two double windows and radiator, door leading to

**ENSUITE**

Fitted with walk in shower cubicle with jet sprays and overhead shower, with low level WC and handwash basin and double glazed frosted window and heated chrome towel radiator.

**BEDROOM 2 15'1" x 11'11" (4.62m x 3.64m)**

Formerly two bedrooms with fitted wardrobes and dressing area with two double glazed windows and fitted radiator

**BEDROOM 3 8'10" x 7'11" (2.71m x 2.43m)**

Another double bedroom with radiator and double glazed window

**BEDROOM 4 10'11" x 8'11" (3.34m x 2.73m)**

Another double bedroom with radiator and double glazed window

**FAMILY BATHROOM**

Having a fitted three piece suite with corner suite with overhead electric shower and low level wc and hand wash basin with frosted double glazed frosted window and chrome heated towel radiator

**OUTSIDE**

Situated on a lovely corner plot this garden offers ample space for rest and relaxation with ample space for patio seating and also further decked seating area to enjoy summer entertaining with garden gazebo and ideal space for those keen gardeners who like to grow their own vegetables and like plenty of outdoor space. Also benefitting from a rear Workshop/Garage ideal for those keen DIY enthusiasts.

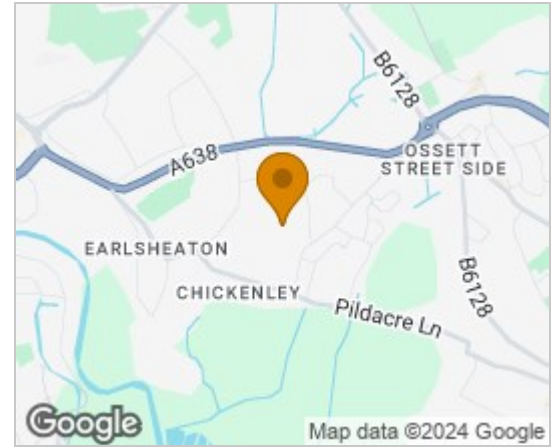
**PARKING**

The property has ample off road parking to the side with space for up to three cars.

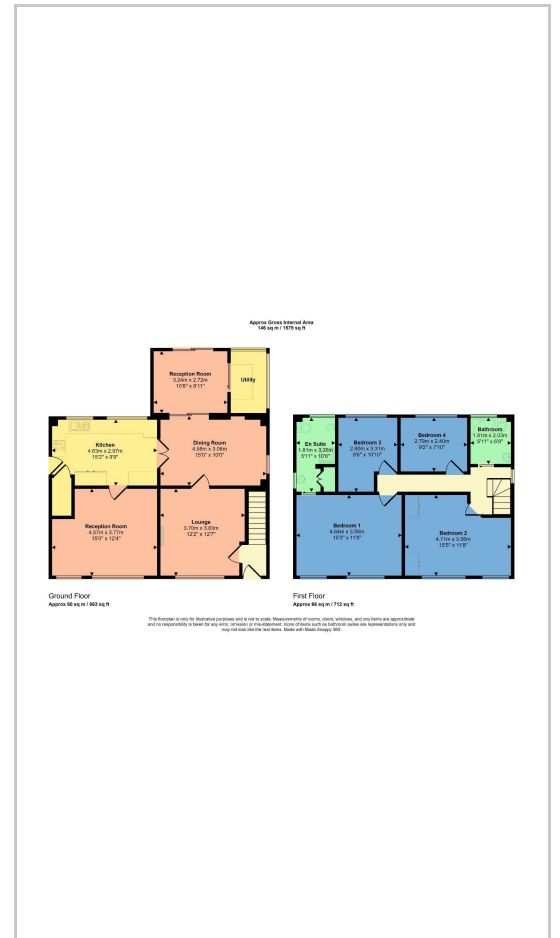
**GARAGE**

Situated away from the property in the grounds of the cul de sac, with up and over door and ideal for further storage away from the main family residence. The garage is alarmed as well as the main residence.

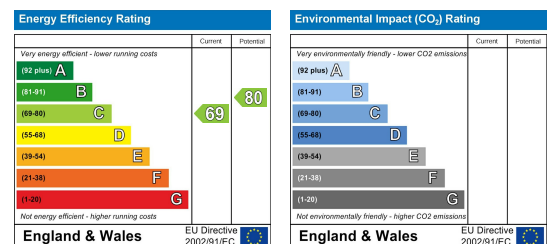
**Area Map**



**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.