

# HUNTERS<sup>®</sup>

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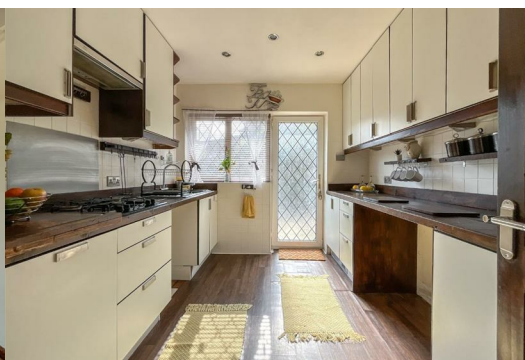
## Lord Street

Staincliffe, Dewsbury, WF13 4BE

Offers Over £250,000



This beautiful bungalow offers both an integral double garage and an integral single garage at either side of the property, along with a lawned front garden with planted borders. The elevated patio leads to the front door which welcomes you to the entrance lobby and a port hole feature to the living room. The property benefits from gas central heating, double glazing, security alarm, system and far reaching views. The accommodation briefly comprises: entrance porch, entrance hall, lounge, dining room, kitchen, three double bedrooms and shower room. The property is perfectly situated for access to all local towns such as Dewsbury, Batley and Heckmondwike and all local amenities, schooling and Dewsbury Hospital are all nearby



## PORCH

An external door leads to the entrance porch which has feature wall to ceiling windows with far distant views. Tiled floor. Radiator.

## HALLWAY

The entrance hall has a dado rail, ceiling coving. Access to the loft via a pull down ladder which is part boarded and has lighting and storage cupboard. Radiator.

## LOUNGE 11'10" x 16'0" (3.61m x 4.89m )

The lounge measures and has an ornate plaster fireplace with marble hearth and inset living flame gas fire. Dado rail, ceiling coving, ceiling rose, wall lights and double French doors lead through to the dining room. Far distant views from windows at the front. Radiator.

## DINING ROOM 9'10" x 10'5" (3.02m x 3.20m)

the dining room has ceiling rose and coving. Sliding patio doors lead to the rear garden. Radiator

## KITCHEN 10'2" x 8'11" (3.10m x 2.74m)

The kitchen and has a range of wall and base units with complimentary work surfaces, integrated fridge, freezer and dishwasher with gas hob, double oven and extractor fan. Sink unit, tiled walls, plumbing for automatic washing machine, door to the rear of the property. Radiator.

## BEDROOM 1 10'8" x 11'0" (3.27m x 3.36m)

This double room has fully fitted wardrobes and double glazed window and radiator and exposed floor boards.

## BEDROOM 2 10'9" x 10'4" (3.30m x 3.16m)

This double bedroom has glazed window and radiator and exposed floor boards.

## BEDROOM 3 9'6" x 7'9" (2.92m x 2.37m)

This room This double has far reaching views with double glazed window and radiator and exposed floor boards.

## SHOWER ROOM

This room has a modern style three piece suite comprising shower cubicle, wash hand basin inset to vanity unit and low flush wc. Tiled walls and floor. Heated towel rail.

## INTEGRAL GARAGE

The integral garage has remote control, power, lighting and hot/cold water supply.

## DOUBLE GARAGE

The detached double garage has power.

## EXTERIOR

The exterior has well established gardens with far reaching views to the front. The front garden has lawn with mature borders and access to both garages. A paved walkway surrounds the property which leads to the rear of the property and offers a patio area along with a spacious lawned garden which is great for entertainment with an elevated planted area. A wooden staircase leads on to a stunning decking area and is the perfect sun trap and a great place to relax

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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## Area Map



## Floor Plans



## Energy Efficiency Graph

