

# HUNTERS<sup>®</sup>

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## The Oval

Dewsbury, WF13 4HR

Offers Over £300,000



Situated on this modern, exclusive development just off Healds Road and popular with families is this double fronted end townhouse property benefiting from a kitchen/diner, reception room and cloakroom in the ground floor. Upstairs there are well-ventilated four double bedrooms (the master bedroom with an en-suite shower room) and an additional family bathroom. There is a single garage, with driveway providing off street parking together with immaculate front, rear and side gardens. This property is also ideally positioned for those needing access to Dewsbury Hospital or commuting into Leeds as the city can be accessed within 25 minutes. Wakefield, Bradford and Huddersfield are also easily accessible. The M62, M1 and A1 can all be accessed within minutes for those travelling further afield. The Oval also benefits from several nearby bus routes. Dewsbury railway station offers regular trains to Leeds, Manchester and beyond.



## ENTRANCE HALL

Composite double glazed door, solid oak flooring with fitted radiator, understairs storage cupboard and stairs to first floor.

## CLOAKROOM

Corner wash hand basin with mixer tap and splash back tiling, WC. Extractor fan, radiator and wall mounted boiler.

## KITCHEN DINER 13'5" x 10'10" (4.10m x 3.32m)

Fitted wall and base units with complimentary work surfaces, stainless steel sink bowl with mixer tap and splash back tiling. Double electric oven, five ring gas hob and cooker hood. Radiator, washing machine and built in dishwasher.

Double glazed bay window to front and double glazed window to side.

## LIVING ROOM 14'7" x 13'2" (4.46m x 4.03m)

A spacious family room with solid oak flooring and double glazed window to side, two radiators and double glazed French doors to the garden

## FIRST FLOOR LANDING

Access to two bedrooms with fitted radiators, stairs to second floor.

## BEDROOM 1 10'10" x 13'8" (3.32m x 4.17m)

A fantastic family master bedroom with double glazed dual aspect windows to front and side, radiator, TV point, freestanding wardrobes along one wall. Door leading to ensuite

## EN SUITE

Three piece suite comprising of wash hand basin with mixer tap, WC and double shower cubicle with wall mounted shower. Part tiled walls, shaver point and extractor fan. Wall mounted ladder style towel heater and double glazed window to side.

## BEDROOM 2 13'8" x 9'6" (4.17m x 2.90m )

Another double bedroom with double glazed dual aspect windows to rear and side. Radiator.

## SECOND FLOOR LANDING

Access to two further bedrooms and bathroom with fitted radiator, airing cupboard and access to loft.

## BEDROOM 3 10'10" x 13'8" (3.32m x 4.17m )

A spacious double bedroom with two double glazed windows to front and side, radiator and fitted wardrobes along one wall.

## BEDROOM 4 13'8" x 9'6" (4.17m x 2.91m)

A fourth double bedroom with double glazed dual aspect windows to rear and side and radiator. Fitted wardrobes

## FAMILY BATHROOM

Three piece suite comprising of wash hand basin with mixer tap, WC, panelled bath with mixer tap and wall mounted shower over. Part tiled walls, wall mounted ladder style towel radiator and extractor fan. Double glazed window to side.

## GARAGE

A tarmac drive for off street parking leads to garage with up and over door, power and light.

## GARDEN

The front garden is laid to lawn with plants and shrub borders. Access gate leading to entrance door. The garden has a raised paved sitting area with steps down to the rest of the garden which is laid to lawn and stocked with plants and shrubs. Pathway leads to the secure gated access to detached garage.

## ADDITIONAL INFORMATION

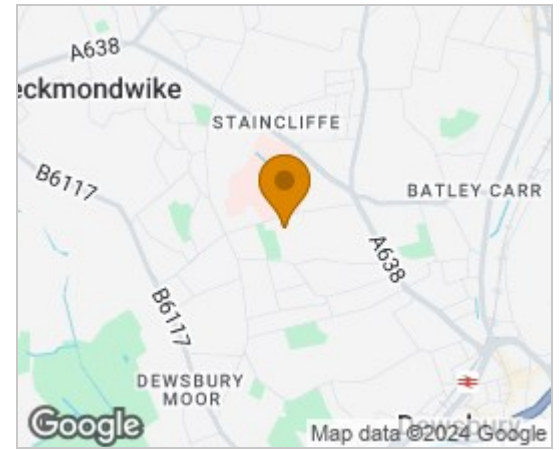
The development site service charge is currently £140.00 PER ANNUM

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.

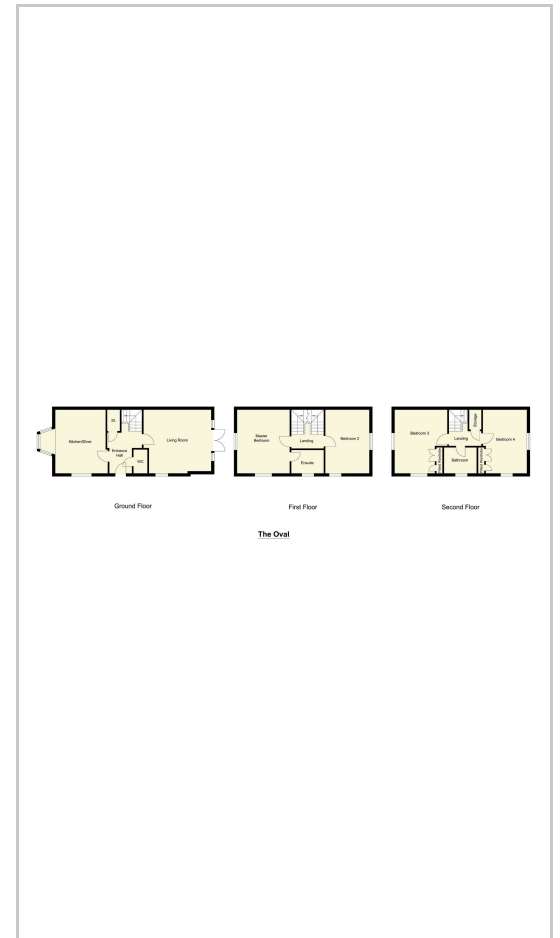
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## Area Map



## Floor Plans



## Energy Efficiency Graph

