

# HUNTERS®

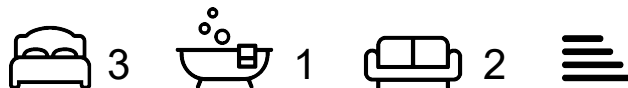
HERE TO GET *you* THERE



## Boothroyd Lane

Dewsbury, WF13 2LH

Offers In The Region Of £215,000



Take a look at this larger than average three-bedroom semi-detached family home situated on this popular road on the edge of town. The property is presented to a high standard and features: entrance porch, hallway, spacious lounge with further dining room, fitted kitchen/breakfast room. To the first floor there are three bedrooms and further loft space with drop-down ladder, a modern family bathroom, and a separate WC. Gas-fired central heating and double glazing. To the outside, there are gardens to the front and rear and a paved yard with a driveway to the side leading to off-street parking.





## PORCH

Through a double-glazed upvc door and ideal space for coats and shoes.

## HALLWAY

Having decorative panelled walls, coving to ceiling, stairs and door to:

## DINING ROOM 12'2" x 12'1" (3.73m x 3.70m )

Large spacious family room with large double glazed front with fitted blinds, with focal point living flame effect gas fire with feature stone surround, radiator, coving to ceiling.

## LIVING ROOM 11'10" x 13'11" (3.63m x 4.25m )

Having focal point inset gas fire inset in to chimney breast, with large wood double glazed window and radiator.

## KITCHEN 11'10" x 7'8" (3.61m x 2.36m )

Fitted with a matching range of base and eye level units with round edged worktops, 1½ bowl stainless steel sink unit with single drainer, and mixer tap with tiled splashbacks. Integrated fridge/freezer and dishwasher, space for electric cooker point with fitted extractor over, plumbing for washing machine, double glazed window, and concealed wall mounted gas boiler; tiled flooring with hardwood door to rear; further useful understairs storage.

## LANDING

Spacious landing providing access to three bedrooms, a family bathroom and separate wc and access to a loft with a drop-down ladder and being fully boarded and an ideal storage space for a growing family.

## BEDROOM 1 12'1" x 11'11" (3.69m x 3.64m)

A double bedroom with the benefit of having fitted wardrobes and overhead built-in cupboards and a further dressing table and radiator and a double-glazed window with fitted blinds.

## BEDROOM 2 14'0" x 12'0" (4.27m x 3.66m)

Another double bedroom with the benefit of having fitted wardrobes radiator and a double glazed window with fitted blinds.

## BEDROOM 3 9'3" x 9'5" (2.84m x 2.88m)

Another double bedroom with the benefit of having fitted wardrobes and further storage cupboards, radiator and double-glazed window with fitted blinds.

## BATHROOM

Fitted with a three-piece suite comprising panelled bath walk-in shower cubicle with fitted mixer shower, vanity wash hand basin, ceramic tiled walls, double-glazed window, heated chrome towel radiator, tiled flooring.

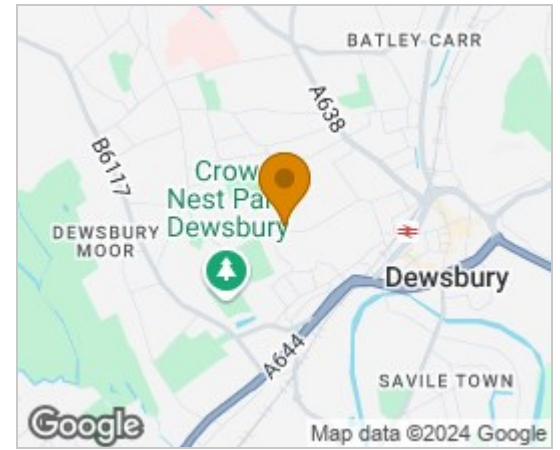
## SEPARATE WC

Double-glazed window and fitted low-level wc with part tiled ceramic walls and floor.

## GARDEN

To the front, an established garden with a variety of mixed plants, shrubs and trees, laid to lawn. The driveway to the side provides off-road parking. The rear garden is mainly paved with an outhouse for storage, useful security lighting.

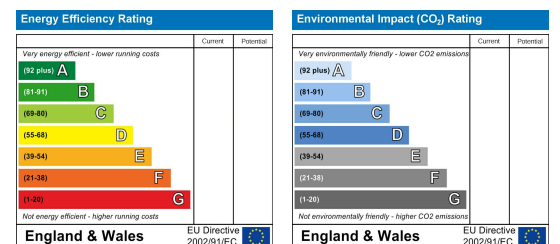
## Area Map



## 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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