

HUNTERS®

HERE TO GET *you* THERE



Moorlands Road

Dewsbury, WF13 2LD

Offers Over £150,000



Offered for sale with no chain is this three bedroom semi detached property family home in need of complete renovation. Offering versatile and flexible living accommodation, the property consists of: hallway, lounge and kitchen/diner area and to the first floor three bedrooms and family bathroom. This property would be of interest to a range of buyers including families, investors and property developers looking to renovate, to suit their own taste, budget and timescales for a new kitchen and bathroom, carpets and decorating. The property is ideally positioned close to Dewsbury town centre, local schools and local amenities and a short distance to the nearby train and bus station. Externally there is off road parking to the side and rear with double garage and car port. Viewing highly recommended at your earliest opportunity to avoid disappointment.



ENTRANCE

Into hallway with double glazed window to side and access to lounge and dining kitchen and stairs to first floor

LOUNGE 12'11" x 12'7" (3.95m x 3.86m)

Having a wall mounted gas fire with double glazed window and fitted radiator

DINING KITCHEN 12'7" x 13'9" (3.85m x 4.20m)

Having a range of fitted wall and base units with contrasting worktops with inset four ring gas hob and extractor above, with fitted electric oven and being part tiled, space for washing machine and double glazed door and window to rear with fitted radiator. Wall mounted gas fire with further store room and understairs storage.

LANDING

Access to three bedrooms and house bathroom and loft space(not inspected)

BEDROOM 1 12'11" x 12'9" (3.94m x 3.90m)

A double bedroom with feature cast iron fire surround with double glazed window and radiator

BEDROOM 2 11'2" x 8'6" (3.42m x 2.60m)

Another double bedroom with a feature fire surround with inset fireplace and fitted radiator

BEDROOM 3 11'2" x 7'8" (3.41m x 2.34m)

Another good sized bedroom with double glazed window and radiator

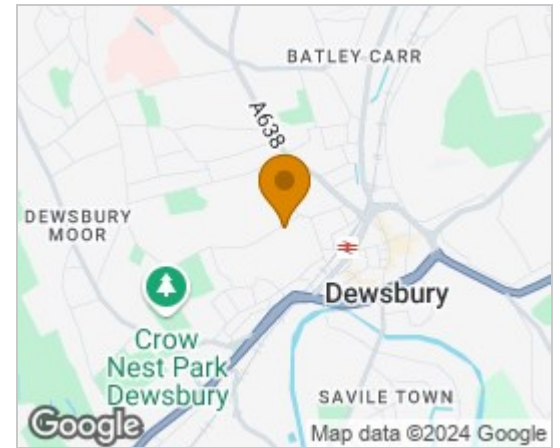
HOUSE BATHROOM

Fitted with a three piece suite with panel bath with overhead fitted electric shower and hand wash basin and low level wc and fitted radiator and frosted double glazed window. Useful storage cupboards as well.

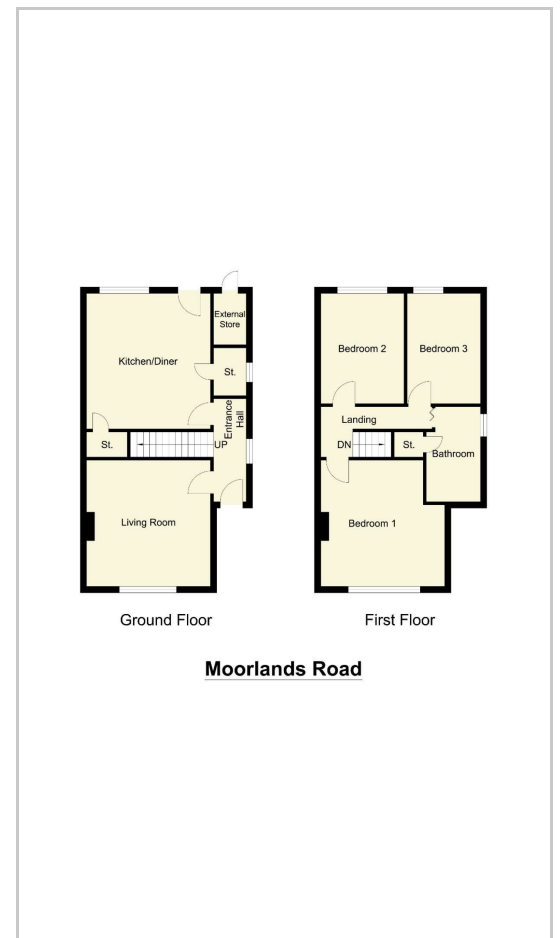
OUTSIDE

Low maintenance front yard and rear yard with a driveway to the side with gated access leading to double garage and further car port.

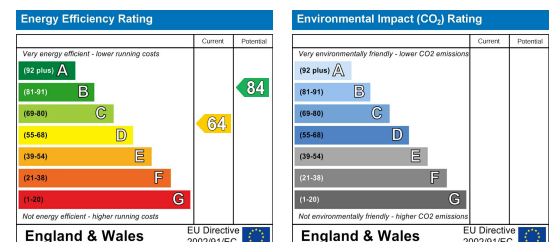
Area Map



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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