

# HUNTERS®

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## Hawk Road

Dewsbury, WF12 7AY

Guide Price £200,000



GUIDE PRICE OF £200,000 - £215,000

Situated in one of the most popular developments in Dewsbury, just off Rumble Road, is this fantastic family home. Situated on a generous plot in this popular cul de sac location. Situated close to all local amenities including shops, schools, retail and leisure outlets and within close proximity to the M62 Motorway network. Briefly comprising: entrance hall, cloaks/WC, living room and dining kitchen, three bedrooms, master with en-suite and further family bathroom and fully boarded loft with drop down ladder. To the side is a driveway providing private off street parking. To the rear is a substantial and well maintained landscaped garden with purpose built decked seating area. This property would make the perfect family home and must be viewed to fully appreciate the quality of accommodation on offer.



## ENTRANCE

Accessed via an exterior double glazed door and having a central heating radiator and stairs to first floor

## DOWNSTAIRS WC

Furnished with a WC and a wash hand basin, along with a double glazed window.

## LOUNGE 14'4" x 12'0" (4.38m x 3.68m )

Situated to the front of the property and having a double glazed window, a useful understairs store cupboard and a central heating radiator.

## DINING KITCHEN 15'4" x 8'9" (4.68m x 2.68m)

This modern contemporary kitchen has been fitted with a comprehensive range of wall and base units with work surfaces, splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood and oven and an inset fridge freezer and dishwasher. The kitchen is plumbed for an automatic washing machine and has a central heating radiator. A double glazed window overlooks the rear garden and double glazed French doors lead to the exterior.

## LANDING

Providing access to all three house bedrooms and family bathroom, with fitted storage and loft opening with drop down ladder to fully boarded loft space which is ideal for storage,

## BEDROOM 1 11'11" x 9'7" (3.64m x 2.94m )

The master bedroom is situated to the front and has two double glazed windows, a central heating radiator and leads to the

## EN SUITE

Contains three piece white suite including WC, hand wash basin and walk in shower. Part tiled walls and part tiled floor.

## BEDROOM 2 8'8" x 7'5" (2.66m x 2.27m )

A good sized second bedroom with views over the rear garden via a double glazed window and a central heating radiator.

## BEDROOM 3

Having a double glazed window and a central heating radiator.

## BATHROOM

Furnished with a modern three piece suite comprising of bath with shower over, pedestal wash basin and a WC. There is some tiling to the wall areas, a double glazed window and a central heating radiator.

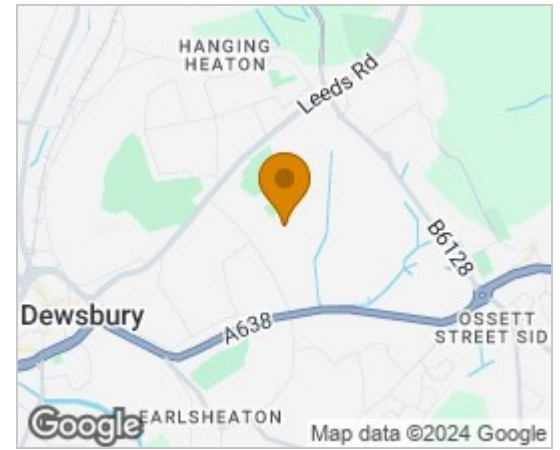
## GARDEN

To the front of the property is a driveway providing off road parking facilities. The rear garden is enclosed and has a purpose built large decked patio seating area for rest and relaxation.

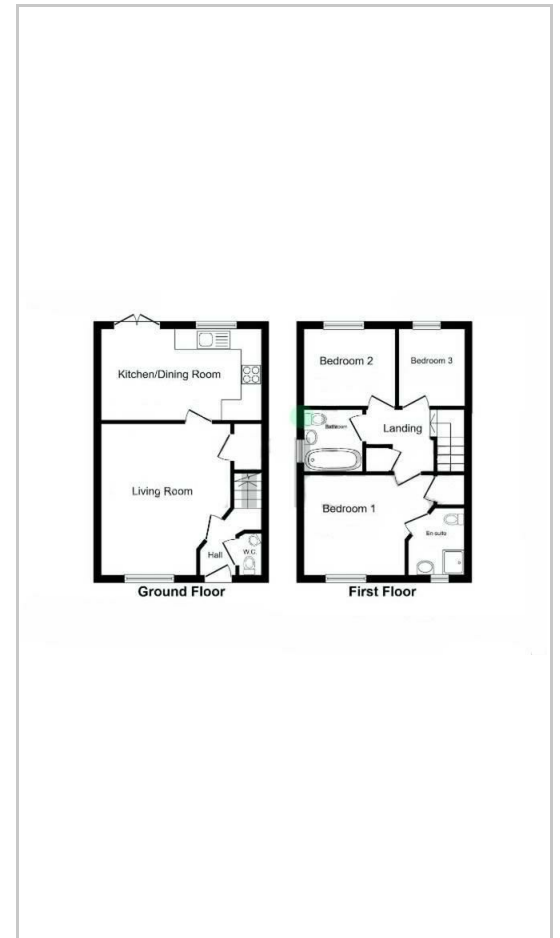
## SERVICE CHARGE

The development site service charge is currently £180 PER ANNUM

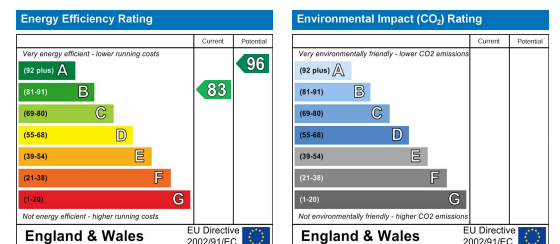
## Area Map



## 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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