

HUNTERS®

HERE TO GET *you* THERE



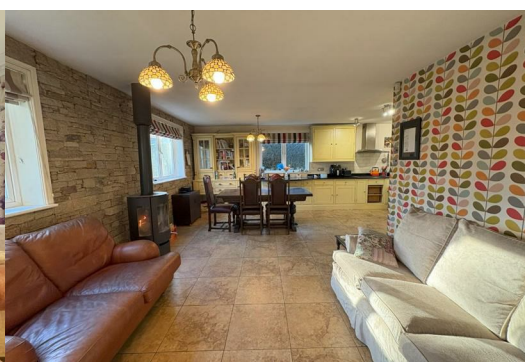
Wheelwright Drive

Dewsbury, WF13 4JB

Offers In The Region Of £545,000



Hunters have pleasure in offering this superb substantial detached family residence, The property benefits from substantial garden areas to the front and rear elevations which is surely to be of interest to developers and property renovators searching for their next property development. The property stands in Wheelwright Drive, a private roadway which just lies off the main Halifax Road, the A638, to the north of Dewsbury town centre. The house has a sloping driveway to the front for parking for several vehicles and leads to the integral house garage and is well suited for easy access to all principal West Yorkshire centres including the M1 and M62 motorways. The property offers spacious accommodation including a large hallway with space for coats and shoes and allows access to the large family room with double doors leading to the sun room, back to the hallway a door to the open plan sitting / dining room and kitchen. The inner hallway has access to four bedrooms and family bathroom and two have the added benefit of en suite shower and wc. Extensive and well laid out gardens principally laid to lawn with the added benefits of a integral double garage with remote controlled electric roller shutter doors with EV charging point. Please note, the property is of non-standard construction, being timber framed



HALLWAY

A double glazed composite door allowing access to the impressive entrance to the home access to family lounge and open plan family room and kitchen and sun room. Further door for coats and shoes storage and steps leading to the house bedrooms and bathroom.

FAMILY LOUNGE 14'0" x 19'10" (4.28m x 6.07m)

A delightful and spacious front facing lounge with focal point original and fireplace with impressive fire surround, coving ceiling decoration

SUN ROOM 4'11" x 19'10" (1.52m x 6.07m)

Pleasant views over the garden and access into the family lounge through double doors

FAMILY ROOM/ OPEN PLAN KITCHEN 22'3" x 21'3" (6.79m x 6.49m)

With a full range of wall and floor storage units with granite work surfaces and fitted five ring gas hob with extractor hood above and fitted belfast sink with mixer taps with instant hot water option . The kitchen is complete with plumbing for washing machine and concealed house boiler and double dishwasher and double oven and grill and microwave. The family sitting area and dining area has a feature exposed brick wall with floor mounted feature log burner and ample space for rest and relaxation with ample light into the large room from the double glazed windows to the front, side and rear.

LANDING

Access to four bedrooms and family bathroom with solid oak flooring

BEDROOM 1 13'2" x 13'0" (4.03m x 3.98m)

A double bedroom with fitted wardrobes and double glazed window and fitted radiator

EN SUITE

Walk in shower with electric shower, low level WC and further bidet and hand wash basin, fitted extrator with no window

BEDROOM 2 13'2" x 9'10" (4.02m x 3.02m)

A double bedroom with fitted wardrobes and double glazed window and fitted radiator

EN SUITE

Having a walk in shower cubicle with wall mounted mixer shower with further overhead rain shower with low level wc and hand wash basin

BEDROOM 3 14'3" x 8'8" (4.36m x 2.65m)

A double bedroom with double glazed window and fitted radiator

BEDROOM 4 8'11" x 8'8" (2.72 x 2.65m)

Currently used as an office buy will accommodate a single bed, with fitted radiator and double glazed window.

FAMILY BATHROOM

Fitted with a corner bath with hand wash basin and low level ec and having fully tiled walls and floor, with fitted extractor fan and chrome heated towel rail. (No window)

GARDEN

The property benefits from substantial garden areas to the front and rear elevations, which is surely to be of interest to developers and property renovators searching for their next property development.

DOUBLE GARAGE

The property benefits from wrought iron gated entrance and has a sloping driveway which splits to the front of the property for secure off street parking for many cars and also leads up to the double garage which is remote key access through the roller shutter doors, and has further power and light. The property also has a EV charging point.

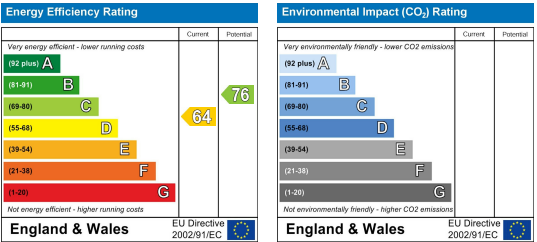
Area Map



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.