

# HUNTERS®

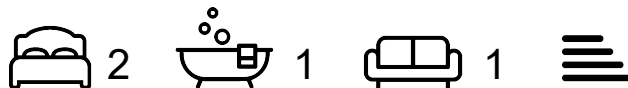
HERE TO GET *you* THERE



## George Street

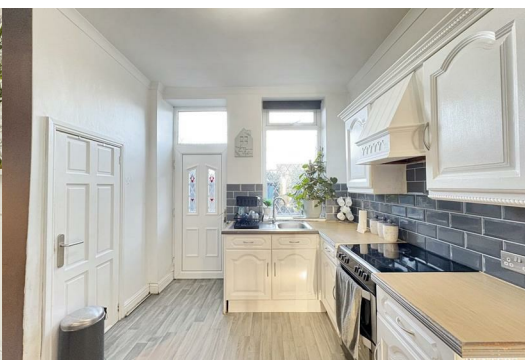
Dewsbury, WF13 3PB

Offers In The Region Of £149,500



Tucked away just off Heckmondwike Road is this well-proportioned two bedroom mid terrace property benefiting from a spacious lounge, kitchen dining room, useful utility room, two double bedrooms, and further access to loft with spiral staircase from bedroom one. The rear garden is a private and secure with useful summer house. The property is perfectly positioned for access to all local towns such as Dewsbury, Batley and Heckmondwike and all local amenities, bus routes, schooling and Dewsbury Hospital are nearby. It is advised to view at your earliest opportunity to appreciate the quality of accommodation on offer.

View Now with our virtual video tour - 24 hours a day





ENTRANCE LOBBY

Through composite double glazed door into vestibule

LOUNGE 14'4" x 14'3" (4.38 x 4.36m)

Double glazed window to front, radiator and focal point open fire place with gas fire. Coving to ceiling, stairs to first floor and door to kitchen/diner.

KITCHEN/DINER 14'7" x 10'8" (4.46m x 3.27m)

Fitted wall and base units with complementary work surfaces, brushed steel sink with drainer and tiling splashback. Electric cooker point with cooker hood and radiator. Double glazed window to rear and double glazed door to rear. Door to utility room.

UTILITY ROOM 4'11" x 4'8" (1.52m x 1.43m)

Double glazed window to rear, laminate flooring, plumbing for washing machine and central heating boiler.

LANDING

Stairs to first floor, with access to two bedrooms and family bathroom with fitted radiator

BEDROOM 1 14'2" x 15'5" (4.33m x 4.71m)

An impressive double bedroom with fitted radiator and double glazed windows and coving to ceiling. Cast iron decorative fire place, wood flooring and spiral staircase to loft.

BEDROOM 2 7'7" x 10'8" (2.33m x 3.27m)

A double bedroom with radiator and double glazed window and coving to ceiling.

LOFT SPACE 14'0" x 15'2" (4.29m x 4.64m)

(Restricted height) Two double glazed velux windows and wood flooring. Accessed from bedroom 1.

BATHROOM

Three piece bathroom suite comprising of: wash hand basin, fitted WC with high flush and free standing bath with tap attached shower. Chrome towel rail, coving to ceiling and double glazed window to rear and part tiled walls.

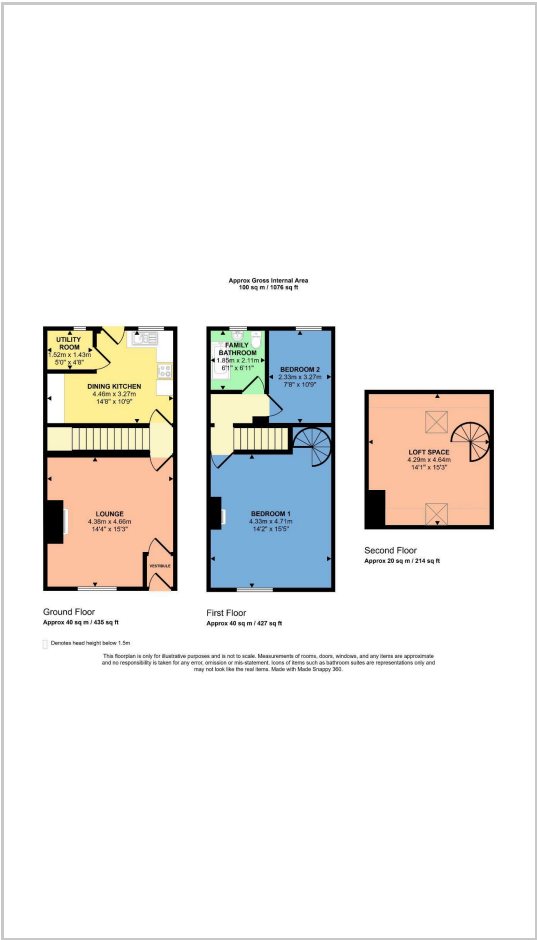
OUTSIDE

To the rear of the house it is decked and a summer house, with on street parking to the front.

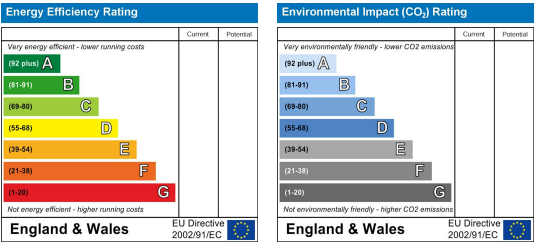
Area Map



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.