

HUNTERS®

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Kilpin Hill Lane

Dewsbury, WF13 4BS

Guide Price £200,000



GUIDE PRICE £200,000 - £215,000

FULLY RENOVATED & deceptively spacious three bedroom CHARACTERFUL COTTAGE. Tucked away off the main Kilpin Hill Lane in this popular location offering easy access to both Heckmondwike and Dewsbury as well as being within the catchment of well-regarded 'Heckmondwike Grammar School'. Offering a fine mix of a high specification contemporary finish and some fine period features, it comprises lounge with fantastic open feature fireplace, a stunning fitted kitchen diner with integrated appliances, cellar space, three first floor bedrooms, the master with ensuite and family bathroom. To the exterior there is a South East facing garden to the front and off street parking and a small outdoor space to the rear.



ENTRANCE

Part double glazed door to front, laminate flooring and gas central heating radiator and stairs to first floor landing. Door leading into

LOUNGE 15'10" x 14'9" (4.85m x 4.52m)

The focal point of this lovely room is the brick fireplace with its stone surround which could be used for a wood burning stove. Double glazed windows to front, gas central heating radiator, TV point and LED spotlights to ceiling. Door to lower level basement.

CELLAR

With power and light and great storage space.

KITCHEN DINER 19'0" x 12'1" (5.80m x 3.70m)

Modern range of handle less gloss wall and base units incorporating timber worktop, inset one and a half bowl sink and mixer tap. Island unit with quartz worktop and five ring gas hob with integral electric oven and microwave, integral fridge freezer, plumbing for washing machine and fitted dishwasher. Exposed beams, feature fireplace with timber mantle, spotlights and two contemporary style vertical radiators. Double glazed window to rear. Doors to lounge and rear porch.

REAR PORCH

Part double glazed door to rear, double glazed windows to side and rear and wall lights.

LANDING

LED spotlights to ceiling and doors to all first floor bedrooms and bathroom with exposed wood stained flooring.

BEDROOM 1 12'5" x 12'6" (3.79m x 3.82m)

Double glazed windows to rear, gas central heating radiator, TV point and door to en-suite shower room, with exposed wood stained flooring.

EN SUITE

Double glazed window to rear, walk in shower cubicle with wall mounted mixer shower, wash hand basin with mixer tap. WC, rustic green ceramic tiled walls, old school styled wall mounted radiator and LED spotlights to ceiling.

BEDROOM 2 10'0" x 14'5" (3.06m x 4.41m)

Double glazed windows to front, gas central heating radiator and TV point, with exposed wood stained flooring.

BEDROOM 3 8'7" x 9'9" (2.64m x 2.99m)

L shaped room. Double glazed window to front, gas central heating radiator and TV point, with exposed wood stained flooring.

BATHROOM

Impressive bathroom suite with walk in shower with arched matt black framed with wall mounted mixer shower with fitted attachment and overhead rainshower. Wash hand basin with taps , WC, part tiled walls, gas central heating radiator and LED spotlights to ceiling.

EXTERIOR

To the front of the property is a pebbled area ideal for off street parking. South east facing garden with pergola seating area, being fully fenced for ample privacy and well is stocked with a variety of plants and shrubs. There is a small pebbled area to the rear with a further patio seating area. The property has a gravelled parking area to the front with right of access off Kilpin Hill Lane, the current owners have chosen to erect fencing with gated access to create a more secure and private garden for themselves. If a new buyer would prefer off street parking, they do have this opportunity to remove the current fencing to allow for off street parking to the property.

ACCESS

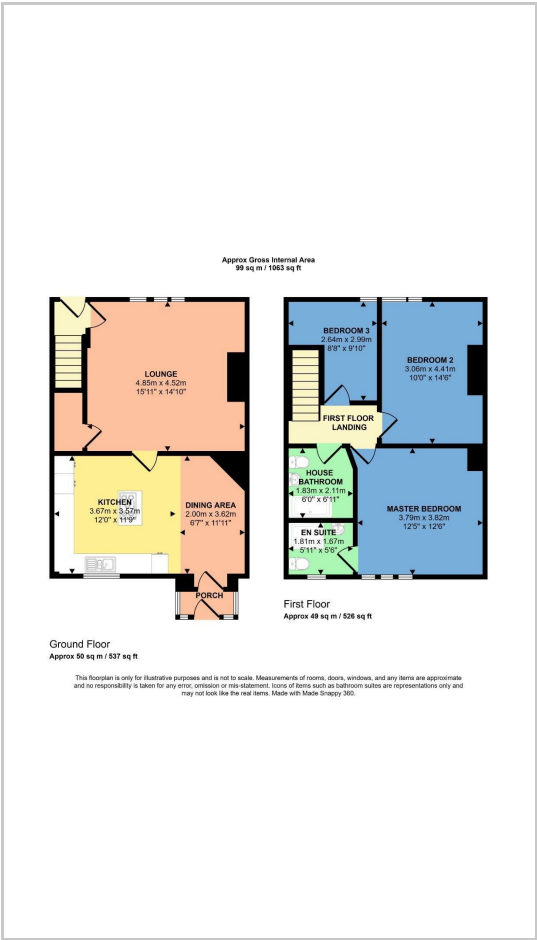
The current owners are parking there car on Kilpin Hill Lane and using access from Robin Lane to the property as the front entrance.

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.

Area Map



Floor Plans



Energy Efficiency Graph

