

HUNTERS[®]

HERE TO GET *you* THERE



Frances Road

Earlsheaton, Dewsbury, WF12 8JQ

Offers In The Region Of £160,000



Located in a quiet cul-de-sac, this well-proportioned and immaculately presented family home, which would be ideal for young first-time buyers. It features three double bedrooms, a large living room, and a modern open-plan dining kitchen. Benefitting from double glazed windows and gas central heating throughout. Situated in the popular location of Earlsheaton, the property has on street parking, a low-maintenance front yard and a rear enclosed low maintenance garden to the rear. It is within walking distance of local shops and schools, and boasts excellent transport links, including several bus routes to nearby towns and proximity to the M62 and M1 motorways.

VIEW THIS PROPERTY NOW WITH OUR VIRTUAL 360 VIDEO TOUR !!!!



ENTRANCE

Entrance through double glazed door, fitted radiator and stairs to first floor.

LOUNGE 11'8" x 13'9" (3.57m x 4.21m)

The stylish living room features a large double-glazed window at the front with a feature open plan fireplace with multi fuel log burning stove with coving to ceiling and fitted wall lights and door leading to kitchen

DINING KITCHEN 14'9" x 7'2" (4.51m x 2.20m)

The contemporary fully-fitted kitchen offers a mix of wall and base units, a contemporary styled sink and drainer with mixer taps, induction hob with an electric fan oven, and an overhead tv styled modern extractor fan with glass canopy. The kitchen also boasts integrated appliances such as washing machine and fridge freezer and dishwasher, ample space for a dining table and benefits from natural light through the double-glazed windows, with further storage under stairs.

LANDING

Landing leading to two bedrooms and family bathroom and staircase to third bedroom and fitted radiator

BEDROOM 1 7'9" x 10'7" (2.37m x 3.24m)

This double bedroom includes a double glazed window and fitted radiator

BEDROOM 2 14'9" x 10'8" (4.50m x 3.26m)

Another spacious double bedroom features a fitted radiator and a double-glazed window

BATHROOM

The large family bathroom features a three-piece suite, including bath with fitted shower screen and wall mounted mixer shower, a W.C and vanity unit sink with storage, The bathroom offers ample storage and is fitted with large ceramic tiles with centre mosaic tiling. Frosted double glazed window with fitted chrome towel radiator.

LANDING

Access to third bedroom

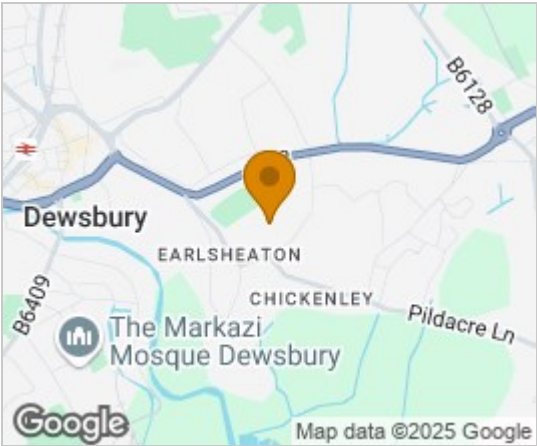
BEDROOM 3 11'1" x 9'9" (3.38m x 2.98m)

Another spacious double bedroom includes a fitted radiator and two double-glazed velux windows and further storage space.

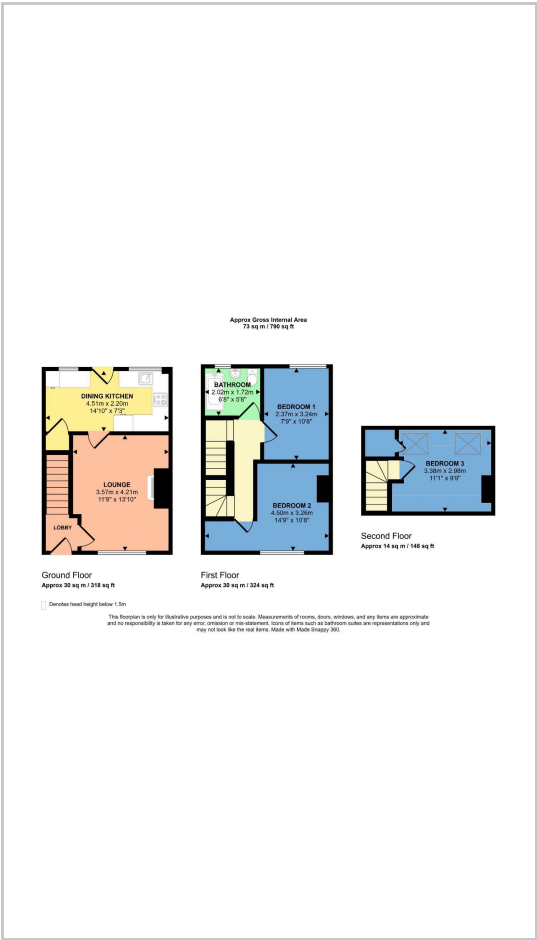
GARDEN

To the front aspect of the property has a small front low maintenance artificial garden with paved pathway with gated access. The property also boasts good sized rear garden which benefits from a decked patio seating area and artificial grass and fitted with outdoor security lighting.

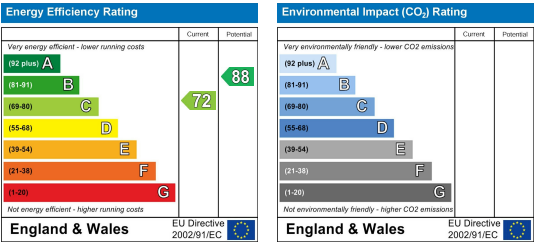
Area Map



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.