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## Frank Lane

Dewsbury, WF12 0JS

Offers In The Region Of £235,000



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If you are looking to downsize from your current residence as the family have flown the nest then look no further than this stunning two double bedroom semi detached bungalow in this prominent village of Thornhill Dewsbury. This property has been completely decorated and carpeted by the new owners and boasts a stunning fitted kitchen by Wren in (2022) and a modern Shower room in (2022) and includes a new boiler fitted less than 12 months ago. The property is close to commuters links like the M1/M62 and has wonderful countryside walks on your doorstep. Having well maintained gardens to the front and low maintenance gardens to the rear providing ample off street parking and a detached garage to the rear. The property also boasts a tremendous under dwelling currently used for dog grooming and is an ideal space for those with a keen interest in DIY enthusiast or plumbing or heating engineers wanting that little bit extra space. View today to avoid being disappointed.





ENTRANCE

Enter into the property through a double glazed composite door with leaded detailing and obscured glazed inserts into the entrance porch. There is a wall light point and an adjoining triple glazed window with obscured glazed insert to the side elevation. There is a multi-panel timber and glazed door leading into the entrance hall and an adjoining double glazed window with obscured glass.

HALLWAY

The hallway has doors providing access to two bedrooms, the house bathroom, open plan living dining room and doorway leading to the kitchen. There is a ceiling light point, decorative coving and a loft hatch which has a drop down ladder providing access to a useful storage area with power and light.

OPEN PLAN LIVING DINING ROOM 11'2" x 19'11" (3.42m x 6.08m )

The focal point of the room is the multi fuel fire stove with tiled inset, cast iron surround and set upon a raised stone hearth with timber mantle surround. This generous proportioned reception room benefits from a wealth of natural light which cascades through the triple glazed bank of windows to the front elevation which again, enjoys a pleasant outlook onto the front gardens with well stocked flower and shrub beds. There is decorative coving to the ceilings with an ornate central ceiling rose with ceiling light point, two radiators.

KITCHEN 9'7" x 9'11" (2.94m x 3.03m)

The state of the art kitchen fitted by Wren in 2022 features arrange of fitted wall, base and pan drawer units with complimentary quartz edge work surfaces over which incorporate a stainless sink and drainer unit with chrome mixer tap. The kitchen is equipped with a modern induction electric hob with fitted cooker hood with glass canopy over and a further built in electric fan assisted oven, there is tiling to the splash areas, integrated fridge freezer and dishwasher with plumbing for washing machine. There is a recess pantry which houses the property combination boiler fitted less than 12 months ago by the current vendors, the kitchen has decorative coving to the ceilings, a column vertical radiator. and a triple glazed window to the front elevation which provides the room with a great deal of natural light and has a pleasant outlook onto the well-manicured front lawn.

SHOWER ROOM

The house bathroom features a white three piece suite which comprises of large walk in shower with fitted chrome wall mounted mixer shower shower a combination vanity basin and toilet with concealed cistern and vanity unit under with push button flush, with fitted shower boards throughout, a triple glazed window with obscured glass to the side elevation, a chrome ladder style radiator, extractor fan.

BEDROOM 1 10'3" x 14'0" (3.13m x 4.27m)

Bedroom one is a generous proportioned double bedroom with ample space for freestanding furniture, there is a triple glazed window to the rear elevation, decorative coving to the ceiling, a ceiling light point with ornate ceiling rose.

BEDROOM 2 9'10",72'2" x 10'0" (3,22m x 3.05m)

Bedroom two again, is a double bedroom with ample space for freestanding furniture. The room has a triple glazed window to the rear elevation which overlooks the rear courtyard, decorative coving to the ceiling, ceiling light point and a radiator.

OUTSIDE

Externally to the front the property enjoys a well-manicured and well stocked front garden which features two flat lawn areas with raised flower and shrub beds, all of which have been well attended to by the current vendors and is enclosed. There is an external security light and a gate which encloses the rear and side gardens. the side of the property there is a pleasant, flagged patio area, an ideal space for enjoying the afternoon sun. There is an external tap, and a further external security light and a gate and fence encloses the rear external. To the rear of the property is a fabulous block paved courtyard which can be utilised as off street parking with access provided off of Frank Close at the rear of the property again, is an ideal space for alfresco BBQing and dining, courtesy of the low maintenance block paving. and there is a detached brick construction pitch roofed garage which has a pedestrian access door to the rear elevation. The property also boasts a tremendous under dwelling currently used for dog grooming and is an ideal space for those with a keen interest in DIY or plumbing or heating enginners wanting that bit of extra space or ideal for those who have a keen interest in craftwork or hobbies which require that extra bit of space.

GARAGE

The access from Frank Close is currently used by the vendors. The garage features lighting and power and is currently utilised as a workshop with shelving and work benches in situ. There is also space and sufficient plug points for a freestanding under counter fridge, freezer and tumble dryer.

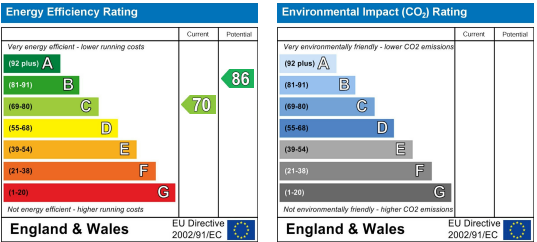
Area Map



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.