

# HUNTERS<sup>®</sup>

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## Leeds Road

Dewsbury, WF12 7HT

Guide Price £190,000



GUIDE PRICE: £190,000 - £200,000

This three bedroom detached family home located in this most popular area of Shawcross Dewsbury, which benefits from double glazing and gas central heating and would be perfect for the first time buyer looking for a property to modernise to suit their own individual budget and taste. The property comprises of entrance lobby, spacious open plan lounge/diner, kitchen, staircase to the first floor landing, three good sized bedrooms and the family house bathroom/w.c. To the side driveway leading to the single garage. The property has an attractive lawned garden with open aspect views to the rear. There is potential to extend the property subject to the necessary planning permissions and building regulations. Ideally located to provide easy access to Leeds and Wakefield city centres, Dewsbury town centre and within three miles of junction 40 of the M1 motorway, therefore a good location for the commuter requiring access to the northern motorway networks. Properties of this nature have always proved in demand with the home buyer and we are sure this property will be of no exception, therefore we strongly recommend an internal inspection at your earliest convenience to avoid disappointment.



ENTRANCE

Hard wood door to the front with staircase to the first floor landing, Having a fitted radiator and door to the lounge.

OPEN PLAN LOUNGE 12'0" x 13'8" (3.68m x 4.19m)

Coving to the ceiling, double glazed bay window to the front, central heating radiator, feature electric fire with marble hearth and matching wooden decorative surround. Leading into open plan dining room

DINING ROOM 11'6" x 7'9" (3.53m x 2.37m)

Ideal place for table and chairs and patio door providing ample natural light into the room with access to the rear garden,central heating radiator and door to kitchen.

KITCHEN 11'5" x 6'11" (3.49m x 2.11m)

Having a range of modern fitted wall and base units with contrasting work surface over, tiled splash back, stainless steel sink and drainer with chrome mixer tap, double glazed window, integrated oven and grill with four ring induction hob with extractor above, tiled splashbacks and space for a fridge freezer and space for a microwave and plumbing for a washing machine, fitted radiator. Hardwood door providing access to the side of the property and further door to the understairs storage currently housing the main house boiler.

LANDING

Access to three house bedrooms and family bathroom and loft opening to ceiling ( Not inspected)

BEDROOM 1 10'8" x 8'8" (3.26m x 2.65m)

A double bedroom with fitted wardrobes and central heating radiator and double glazed window.

BEDROOM 2 11'0" x 7'10" (3.36m x 2.39m)

A double bedroom with fitted wardrobes and central heating radiator and double glazed window.

BEDROOM 3 8'2" x 7'0" (2.49m x 2.15m)

A good sized bedroom with central heating radiator and double glazed window.

BATHROOM

Comprising three piece suite with panelled bath with chrome taps, fitted electric shower, low flush w.c., wall mounted wash hand basin,inset spotlights to the ceiling with with frosted double glazed window Fully tiled walls, fitted central heating radiator.

GARDENS

The front of the property is low maintenance, with th rear of the property having a flagged patio area and attractive lawned garden with open views over the fields to the rear.

GARAGE

To the side of the property there is a paved driveway leading to the single garage with up and over door

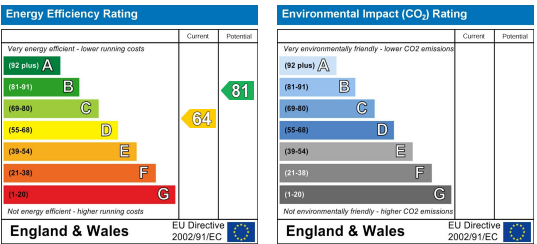
Area Map



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.