

# HUNTERS<sup>®</sup>

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## Highfield Chase

Dewsbury, WF13 4DG

£150,000



GUIDE PRICE £150,000 - £160,000

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An early viewing is strongly encouraged to appreciate this well presented and modern two double bed roomed end town house. Situated on an ever popular development within easy reach of local amenities, the property has been much improved by the current vendor and will make an ideal home. Featuring double glazing and gas central heating system, the property boasts a spacious lounge, modern dining kitchen, groundfloor WC, along with two good sized bedrooms and modern bathroom. Externally there is a pleasant enclosed rear garden with patio seating area and off road parking to the front. Located within easy reach of well regarded schooling and major motorway and rail links.



ENTRANCE PORCH

Accessed via an exterior door and having further door leading into the Lounge.

LOUNGE 11'6" x 15'1" (3.51m x 4.61m)

This well proportioned Lounge overlooks the front of the property and has a double glazed window and two central heating radiators, along with a useful under stairs store cupboard.

DINING KITCHEN 11'8" x 8'2" (3.57m x 2.50m)

Fitted with a modern and comprehensive range of wall and base units with work surfaces, complimentary tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen units is a four ring hob with chimney style extractor hood over and under oven. Double glazed window overlooking the rear and double glazed French doors leading on to the garden.

DOWNSTAIRS WC

Being fitted with a low flush WC and a central heating radiator.

LANDING

With access to the loft area (NOT INSPECTED) and two double bedrooms and house bathroom

BEDROOM 1 11'5" x 9'4" (3.48m x 2.87m)

A good sized master bedroom, overlooking the rear garden and having a central heating radiator and a double glazed window. To one wall is a built in cupboard.

BEDROOM 2 11'4" x 10'2" (3.46m x 3.11m)

Another double bedroom with a central heating radiator and a double glazed window.

BATHROOM

This modern bathroom has been fitted with a three piece suite comprising of panelled bath with shower over and shower screen, a wash basin and a central flush WC. There is part tiling to the wall areas and a central heating radiator and fitted extractor fan ( No Window)

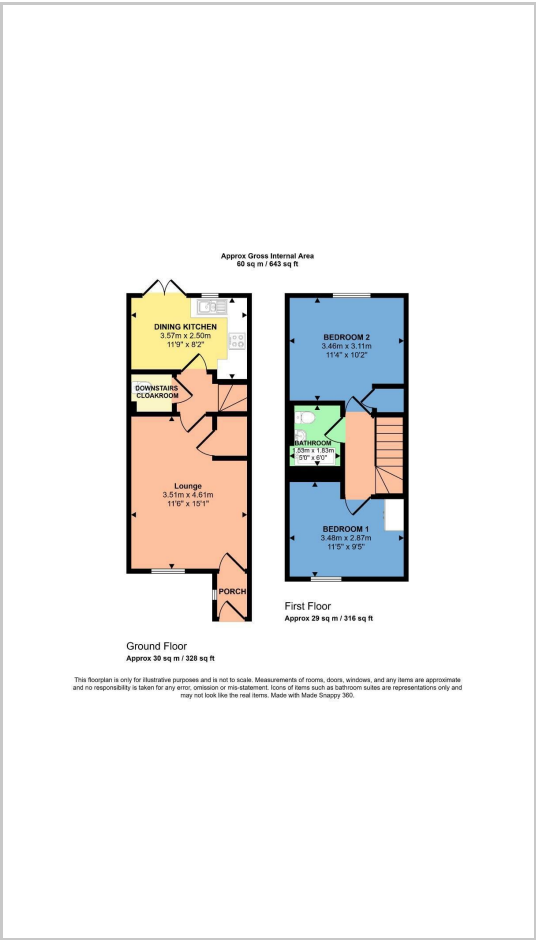
OUTSIDE

To the front of the property is driveway for off road parking, along with an additional gravelled area and pathway. To the rear of the property is an enclosed garden with lawn with paved patio seating area.

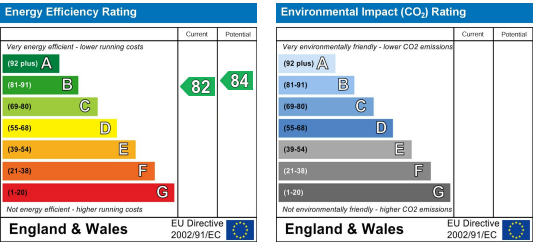
Area Map



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.