

HUNTERS[®]

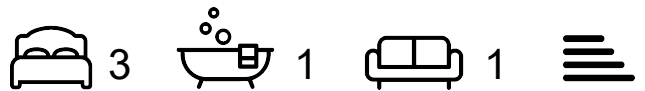
HERE TO GET *you* THERE



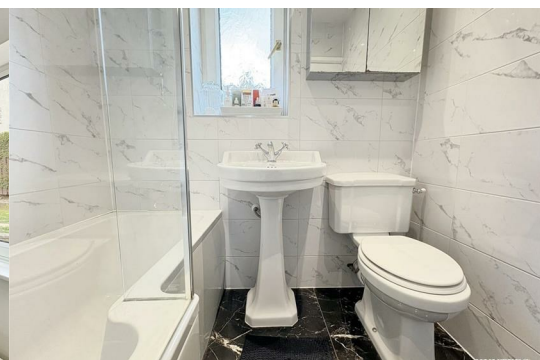
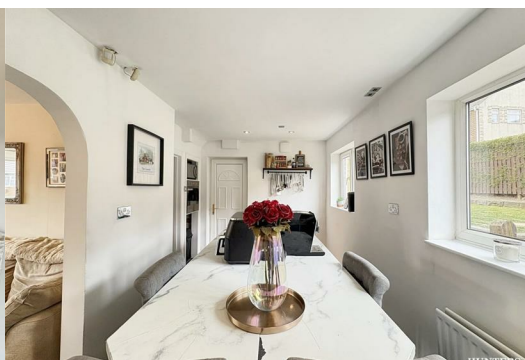
Bank Grove

Earlsheaton, Dewsbury, WF12 8HQ

Offers In Excess Of £150,000



A spacious three bedroom semi detached house, well presented throughout and benefitting from well maintained enclosed gardens to the rear, modern open plan breakfast kitchen and useful utility room and storeroom. To the first floor, there are three well proportioned bedrooms and the modern house bathroom/w.c. Outside, there is a low maintenance garden to the front with steps leading up to the front entrance door, whilst to the rear, there is an enclosed garden with raised lawn. The property is situated close to a range of amenities including shops, schools and local bus routes travelling to both Dewsbury and Wakefield centres. The motorway network M1(J40) and M62(J28) is a short drive away ideal for the commuter wishing to work or travel further afield. Only a full internal inspection will reveal all that is on offer at this home and an early viewing comes highly recommended.



ENTRANCE

Having a double glazed front entrance door with matching side panels, leading into the entrance hall, staircase to the first floor landing, under stairs storage cupboard and access to the kitchen/breakfast room.

OPEN PLAN KITCHEN

Large central island unit with laminate work surface incorporating breakfast bar. Integrated oven and grill, five ring gas hob, and inset sink with 1 1/2 drainer, two double glazed windows, laminate flooring, central heating radiator, space for a tall fridge/freezer, inset spotlights to the ceiling and double glazed side entrance door accessing an inner hallway. Access to the living room.

LOUNGE

Spacious family room, double glazed bay window, two radiators, corner spotlighting and a living flame effect gas fire on a marble hearth with matching interior and modern surround

INNER HALL

Stone flagged floor, double glazed rear entrance door, storage area, wall mounted combi boiler fitted in 2020 and door to the utility room.

UTILITY ROOM

Laminate flooring, base units with laminate work surface, stainless steel sink and drainer, plumbing and space for a washing machine, inset spotlights to the ceiling, central heating radiator, double glazed window to the front and double glazed front entrance door.

LANDING

Double glazed window, loft access and doors to three bedrooms and the house bathroom/w.c

BEDROOM 1

Two fitted double wardrobes, double glazed window and fitted radiator.

BEDROOM 2

Another double bedroom with double glazed window and radiator.

BEDROOM 3

Double glazed window and radiator.

BATHROOM

Modern bathroom white suite fitted in 2021 and being fully tiled, comprising panelled bath with mixer shower above with rain shower attachment with fitted shower screen, pedestal wash basin and low flush w.c. double glazed frosted window to the rear, extractor fan, tiled floor and heated chrome towel radiator.

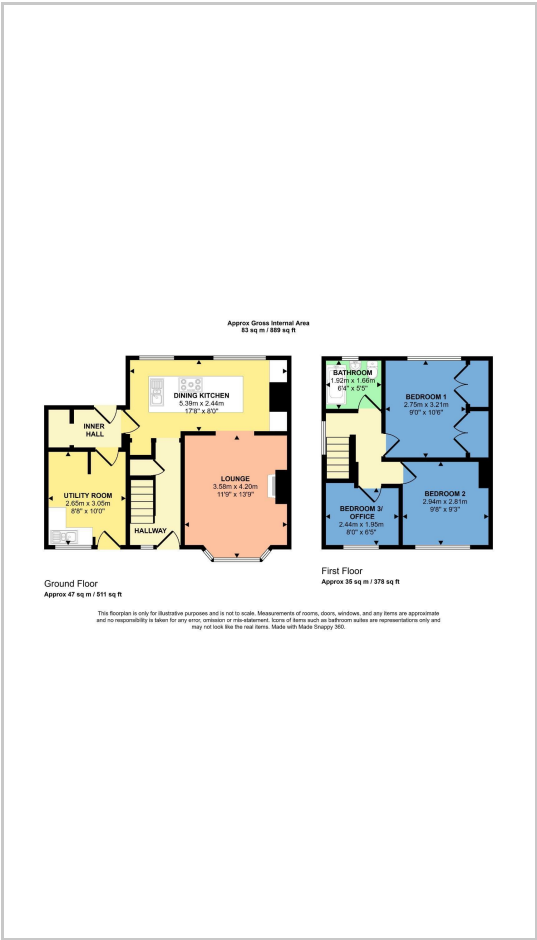
GARDEN

There is a low maintenance gated garden to the front with steps leading up to the front entrance door, whilst to the rear, there is a large enclosed garden with seating areas, raised lawn and having gated access to the front from the side.

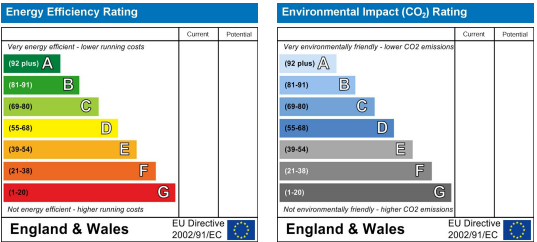
Area Map



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.