

HUNTERS[®]

HERE TO GET *you* THERE



Moor Park Gardens

Dewsbury, WF12 7AS

Guide Price £190,000



GUIDE PRICE £190,000 - £200,000

Take a look at this three-bedroom semi-detached property with versatile spacious accommodation, with off street parking and a private landscaped tiered rear garden. The property briefly comprises of the entrance hall, kitchen/diner and living room. The first-floor landing leads to three bedrooms and the house bathroom/w.c., with access to the fully boarded loft room. Outside to the front is a lawned garden and driveway running down the side of the property providing off street parking for several vehicles leading to the single detached garage. To the rear is landscaped with an enclosed tiered garden incorporating a paved patio area and lawned gardens. The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as Dewsbury town centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.



ENTRANCE

Through side entrance with double glazed door stairs to first floor landing and access to lounge and open plan dining kitchen

LOUNGE 16'2" x 10'11" (4.95m x 3.35m)

Having double glazed french doors to the rear garden, central heating radiator and focal point fireplace with inset gas fire with living flame.

DINING KITCHEN 16'4" x 9'8" (4.99m x 2.96m)

Having fitted wall and base units with contrasting work surfaces incorporating a stainless steel sink with drainer and complementary splashback tiling, build in oven with extractor fan over, plumbing for washing machine, double glazed window to the front and access to an understairs storage cupboard with base units and shelving and dining area with space for table and chairs.

LANDING

Having access to three bedrooms and family bathroom and access to boarded loft with drop down ladder.

BEDROOM 1 9'11" x 12'3" (3.04m x 3.75m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 2 10'3" x 10'11" (3.13m x 3.35m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 3 5'10" x 7'9" (1.79m x 2.38m)

A single bedroom currently used as an office but will accommodate a single bed, double glazed window and radiator

LOFT

Accessed through drop down ladder with the loft being fully boarded and insulated and having a skylight window, lighting and power points.

BATHROOM

With three piece suite comprising of panelled bath with fitted shower screen with wall mounted mixer shower over, wash hand basin and low level WC. Having a double glazed window chrome towel heater, extractor fan and fully tiled floor and walls.

GARDENS

To the front of the property the garden is laid to lawn. To the rear is an enclosed landscaped tiered garden with the lower tier being a paved patio area, perfect for outdoor dining and entertaining and the upper tier comprising of lawned areas with stone built walls.

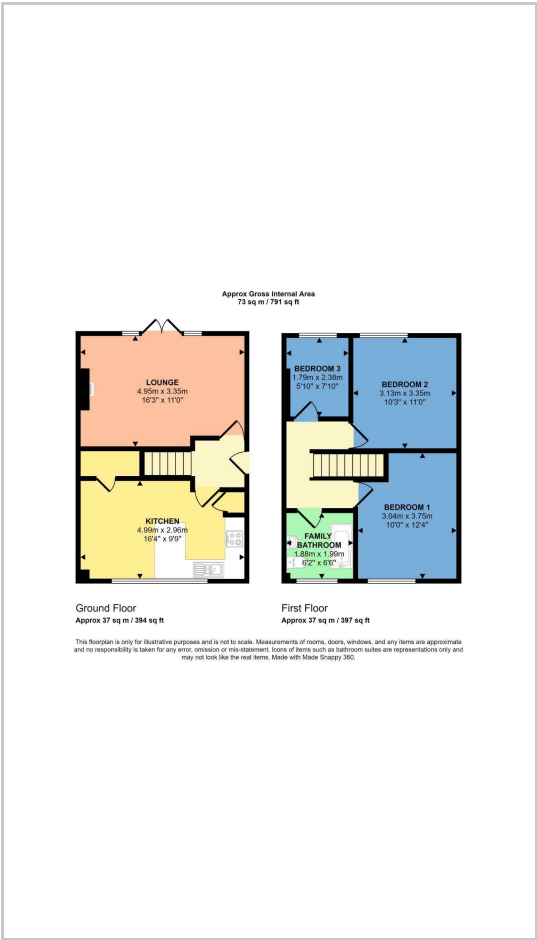
GARAGE

With a tarmacadam driveway providing off road parking leading to the single detached garage with manual up and over door, power and light

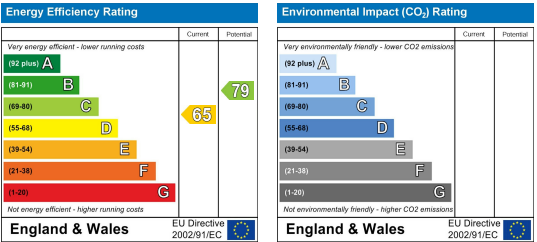
Area Map



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.