

# HUNTERS<sup>®</sup>

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## Highfield Chase

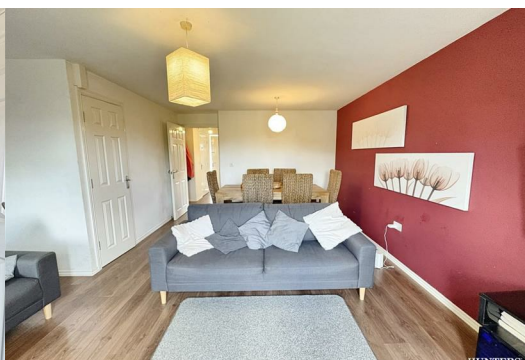
Dewsbury, WF13 4DE

Guide Price £230,000



GUIDE PRICE £230,000 - £240,000

Situated on this popular modern development is this four-bedroom semi-detached family house property with versatile accommodation situated over three floors. The property benefits from a downstairs cloakroom, kitchen, and large open plan dining and lounge room and to the first floor three bedrooms and modern bathroom, and large master bedroom on the second floor complete with ensuite. The property benefits from gardens to three sides with the rear being enclosed and has adequate privacy from neighbouring properties. A driveway leading to an allocated garage ideal for off street parking. The property is perfectly positioned for access to both Dewsbury, Batley and Heckmondwike town centres, GP surgery, Heckmondwike Grammar School and Dewsbury District Hospital are nearby and the M1 and M62 motorway connections are a short drive away. Early viewing is recommended to avoid missing out on this property. Sold with No Onward Chain





ENTRANCE HALL

Composite door, with laminate flooring and fitted radiator, with access to kitchen, downstairs WC and lounge and stairs to first floor with fitted smoke alarm.

DOWNSTAIRS WC

Tiled walls with pedestal wash hand basin, low flush wc and fitted extractor fan

KITCHEN 7'10" x 12'3" (2.39m x 3.74)

With a range of white high gloss base and wall units, incorporating 1.5 bowl single drainer sink unit. Integrated integrated induction hob and electric oven with extractor fan over. Plumbing for automatic washing machine and dishwasher and space for free standing fridge freezer and fitted radiator.

OPEN PLAN LOUNGE AND DINING ROOM 11'6" x 15'11" (3.51m x 4.86m)  
Double glazed double glazed window and french doors lead into the enclosed rear garden and further space for large dining table and chairs, having useful under stairs storage cupboard

LANDING

Stairs to first floor providing access to three bedrooms and family bathroom with further store room, fitted radiator and stairs to second floor,

BEDROOM 2 8'1" x 14'6" (2.48m x 4.44m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 3 8'0" x 11'5" (2.45m x 3.48m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 4 6'1" x 8'2" (1.87m x 2.50m)

A single bedroom with fitted radiator and double glazed window

HOUSE BATHROOM

Three-piece suite comprising of panelled bath with part tiled walls, low flush wc, wash hand basin and fitted radiator and frosted double glazed window

SECOND FLOOR LANDING

Access to master bedroom

BEDROOM 1 14'9" x 17'8" (4.51m x 5.40m)

A spacious double bedroom with ample space for clients wanting a dressing area and space for bespoke fitted wardrobes and having plenty of natural light from the double glazed window and velux window, with fitted radiator. Having a useful storage room.

EN SUITE

Three- piece suite comprising of shower cubicle being part tiled and having fitted mixer shower, low flush wc pedestal wash hand basin and velux window and fitted radiator

GARDENS

Having a gardens to three sides with established lawn to the front and pathway leads to side garden leading to the large rear garden which is mainly lawned and offers a good degree of privacy from the neighbouring properties with the raised fencing.

GARAGE 16'6" x 8'7" (5.05m x 2.62m)

To the front of the property is three garages of which the garage to the right belongs to the property with driveway allowing off street parking. The garage has an up and over door and is an ideal place for parking or household storage.

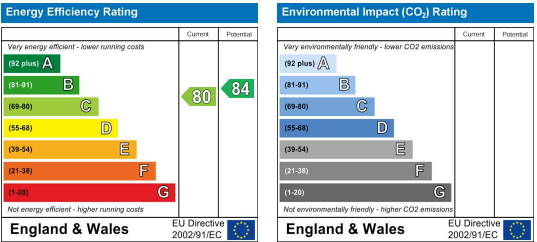
Area Map



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.