

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bank View

Earlsheaton, Dewsbury, WF12 8HH

Guide Price £150,000



GUIDE PRICE £150,000 - £160,000

Hunters Dewsbury are happy to present this spacious three bedroom semi detached house, well presented throughout and benefitting from a large enclosed garden to the rear with useful outbuildings for storage, modern kitchen diner and a sperate lounge area on the ground floor, spacious enough for sofas and a TV setup. To the first floor, there are three well proportioned bedrooms and the modern style house bathroom fitted with a new electric shower. Outside, there is a low maintenance garden at the front which could be converted to an off street parking space. whilst to the rear, there is an large enclosed garden with an outbuilding to the side. The property also benefits from a new boiler fitted this year. 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 viewing will reveal all that is on offer at this home which is perfect for a small family looking for a quiet and peaceful area. Early viewing comes highly recommended and via appointment only.





**HALLWAY 5'10" x 10'9" (1.8 x 3.3)**  
As you walk into the property you will see the hallway with a radiator and a modern carpeted staircase

**LIVING ROOM 11'8" x 12'2" (3.58 x 3.72)**  
Fitted with a gas fire, this impressive size lounge is big enough for a 2 sofas, a chair and a full TV setup. the high ceilings give this room a spacious feel and it also has a large bay window to allow plenty of natural light into the room

**KITCHEN DINER 7'10" x 17'11" (2.4 x 5.48)**  
Modern units fitted for storage and space for white goods such as a washine machine, free standing fridge freezer and a gas oven/stove top. spacious enough for a dining room setup with a table and chairs.double glazed windows and patio door leading to the large garden and a side door also leading to the rear garden and the outbuildings for storage

**BEDROOM 1 11'5" x 10'10" (3.48 x 3.31)**  
On the first floor, the main bedroom is a good size double bedroom with a double glazed window and fitted radiator, with space for free standing units such is draws and wardrobes. has been well maintained and an ideal size for a master bedroom

**BEDROOM 2 9'3" x 11'5" (2.82 x 3.48)**  
This well presented bedroom has space for a double bed and free standing units. also has a double glazed window and gas radiator. great for children of any age or a guest room with a cosy yes spacious feel.

**BEDROOM 3 8'8" x 6'3" (2.65 x 1.93)**  
This bedroom contains space for a single/bunk bed and some free standing units but also ideal space for a working from home office. also has a double glazed window and gas raidator.

**BATHROOM 6'1" x 5'4" (1.87 x 1.63)**  
This modern bathroom contains a newly fitted electric shower, hand wash basin and high flush w.c. comes with a heated towel rack, tiled walls and laminated flooring. done to a very high standard

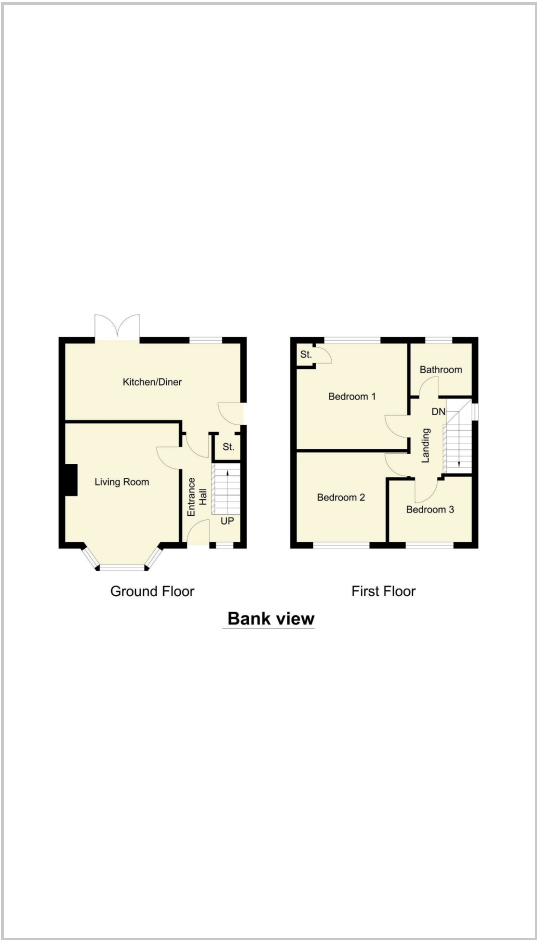
**FRONT GARDEN**  
The well maintained hedge in front of the property has a modern designed stone feature behind the side paved area leads to the rear garden and the outbuilding to the side of the property. has one off street parking space outside the property.

**REAR GARDEN**  
As you enter this large enclosed garden via the gate at the front, you will see the outbuildings on the right hand side, perfect for storage for items such as garden tools and furniture. going into the garden, you will see a paved section near the patio door. a stone path leads to a patio and outside seating area. well maintained plant features on either side. this generous garden is perfect for couples looking for a peaceful area or families for a secure area for their children to play in

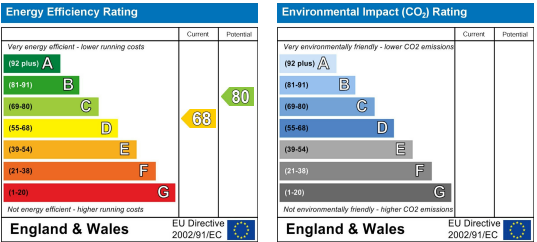
Area Map



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.