# HUNIERS

HERE TO GET YOU THERE



# Stockhill Street

Dewsbury, WF13 2JD Guide Price £275,000









GUIDE PRICE £275,000 - £300,000

Take a look at this well presented three bedroom detached dormer bungalow located in this most sort after location of Dewsbury. Briefly comprising entrance hallway, lounge, kitchen/diner, four-piece house bathroom ,ground floor bedroom and dining room and two first floor bedrooms one with dressing room. With a driveway providing ample off-street parking leading to a detached single garage. The property also benefits gas central heating and double glazing throughout with gardens to front and large rear with ample space to extend this family home to create a formidable family residence and still retaining a good proportion of the rear garden(subject to planning). Within the catchment area for St John Fisher High School and Westborough High School. A viewing is highly recommended



#### **ENTRANCE HALLWAY**

With stairs leading to the first floor, an understairs storage area and solid oak laguered flooring. Radiator and alarm panel.

#### LOUNGE 12'9" x 13'9" (3.89m x 4.20m)

Double glazed windows to the front and side elevations, radiator and coving to the ceiling. Wall lights and a fire place with an inset gas fire with living flame

#### KITCHEN DINER 6'9" x 16'0" (2.06m x 4.90m)

Fitted walls and base units comprising of a stainless steel 1 & 1/2 bowl sink and drainer with complementary worktops and splashback tiling. Built-in electric oven with gas hob and cookerhood extractor above. Plumbing for an automatic washing machine, radiator. Double glazed windows to the front and side

# BEDROOM THREE 10'0" x 10'6" (3.06m x 3.21m)

Originally the third bedroom with radiator and double glazed window, which is currently being used by the current owners as a second lounge/snug room leading into

# DINING ROOM 8'4" x 7'10" (2.56m x 2.39m)

A good sized dining room with double glazed window and radiator and laminate flooring and double glazed patio doors leading to the rear.

#### **BATHROOM**

A modern bathroom suite fitted with a four piece suite comprising of a walk in shower enclosure with double tray with wall mounted mixer shower, panelled bath with mixer taps, wash hand basin, low level wc, double glazed windows to the front and side, radiator and complementary splashback tiling.

#### **LANDING**

Access to two double bedrooms and further house storage.

# BEDROOM 1 13'4" x 9'9" (4.08m x 2.99m)

A double bedroom with radiator and doubl eglazed window and access to a dressing area.

### DRESSING AREA 9'1" x 7'8" (2.79m x 2.36m)

Double glazed window to the rear and fitted radiator

#### BEDROOM 2 11'6" x 11'1" (3.53m x 3.40m)

A double bedroom with fitted wardrobes, radiator and doubl eglazed window and laminate flooring.

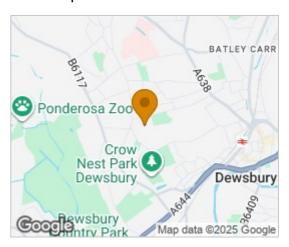
#### **GARDENS**

The front garden is mainly laid to lawn with seasonal plants, shrub and borders, benefitting from side to both sides to the rear. To the rear is a well stocked garden with patio seating area and further sitting area for rest and relaxation and enjoying the summer months

### **GARAGE**

Driveway to the side providing off street parking for several vehicles leading to a single detached garage, with hinge doors and a window to the side.

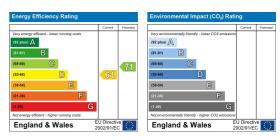
## Area Map



### 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.

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