

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wellfield Mews

Staincliffe, Dewsbury, WF13 4SH

Offers In The Region Of £250,000



Hunters Dewsbury are delighted to offer to the market this four-bedroom family home, located in the highly sought-after Wellfield Mews development just off Halifax Road (A638). Set over three spacious floors, this modern home offers versatile living ideal for growing families. The property briefly comprises: a welcoming entrance hall, ground floor WC, kitchen, and extended to create space for a dining room or home office, and living room with french doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom, while the top floor features the master bedroom with fitted wardrobes and en suite, alongside a further double bedroom. Externally, the property benefits from two private parking spaces to the front and an enclosed rear garden perfect for outdoor entertaining. Situated in a quiet modern cul-de-sac, Wellfield Mews is within walking distance of Dewsbury Hospital and conveniently positioned for access to nearby towns including Batley, Heckmondwike, and Cleckheaton, as well as excellent commuter links via the M1 (J40) and M62 (J26). This stunning family home is ready to move into and must be viewed to fully appreciate the space and quality on offer.





ENTRANCE HALL

As you walk into the property, you have a downstairs WC and store cupboard to your right which is very useful for guests and visiting family members and access to the kitchen on the left and living room straight ahead

KITCHEN

The kitchen is done to a good standard with fitted storage units throughout the room. this room also has access to the boiler, a fitted gas hob, integrated oven and fridge freezer unit. there is also space for white goods such as a washing machine and dishwasher. it also boasts plenty of counter top space for other necessary kitchen items

LIVING ROOM

This family sized room has the space for a large family sofa, coffee tables and a TV unit. the double glazed patio doors also allow easy access to the private rear garden and allow natural light to enter the room. ideal for families of all sizes

GARDEN

this private rear garden is well maintained by the owners and a perfect size to host gatherings for friends and family and is nicely enclosed for a secure and safe feel.

DINING ROOM/HOME OFFICE

this extension is currently being used as a 2nd reception room by the owners and would be ideal to use for those looking to run their business from home. also suitable for a games room or a workshop. Comes with a seperate WC, fitted radiators and access from the outside as well as the inside of the property.

BEDROOM 3

This double bedroom is located on the first floor. there is space for not only a double bedroom but also for bedroom furniture such as wardrobes, shelves and a tv/media unit. two double glazed windows also give the bedroom a welcoming bright feel

BEDROOM 4

This double bedroom also located on the first floor. large enough for a double bed and bedroom items and furniture and is currently being used as a guest room. one large double glazed window also occupies this room

BATHROOM

This family bathroom contains a bathtub/shower unit, a toilet, a sink and a heated rowel rack. there is also a shelves and cupboards to store personal bathroom items

BEDROOM 1

Currently located on the second floor, This bedroom which us currently being used as the master bedroom comes with a fitted wardrobe unit for clothes and bedroom items, a further storage cupboard for additional storage and benefits from a fully functional en suite.

The en suite comes with a WC, shower and shelfe space for bathroom items. this room is ideal for being the main bedroom in any family home.

BEDROOM 2

This double bedroom is also located on the second floor and has space for a large wardrobe unit for plenty of storage and a large window to the side to allow natural light into the room

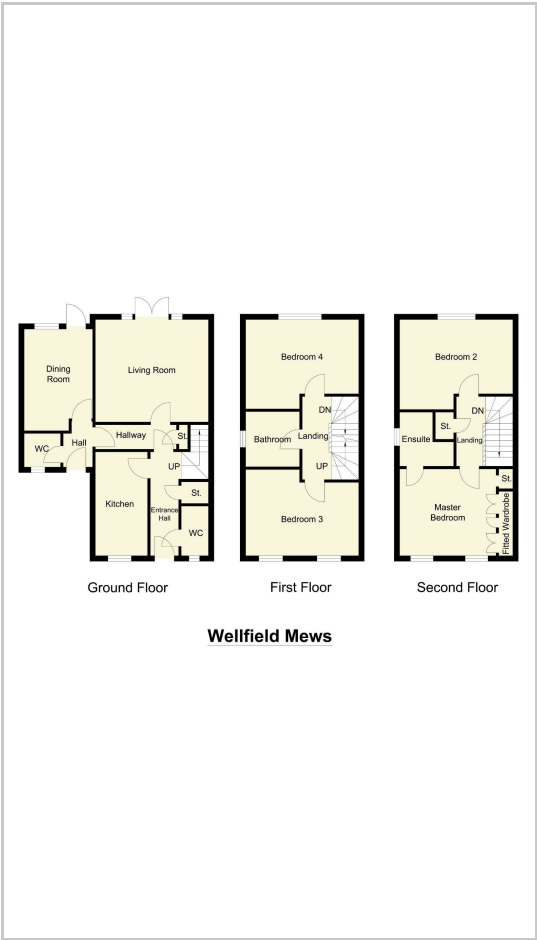
EXTERIOR

outside the property, there is two spaces for off street parking. there is also access to the dining room/home office and access to the private rear garden via the gate at the side of the property

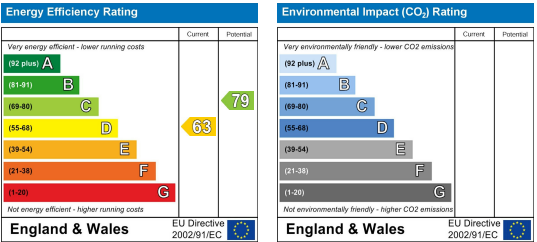
Area Map



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.