

HUNTERS[®]

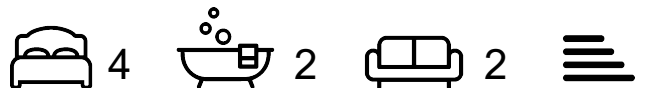
HERE TO GET *you* THERE



Dray View

Dewsbury, WF13 4PE

Guide Price £340,000



GUIDE PRICE £340,000 - £360,000

Hunters are pleased to offer to the market this spacious and well presented four-bedroom detached family home. Located on this most private developments on the outskirts of Dewsbury just off Staincliffe Road. The property is within easy reach of the local hospital, schools and close to Dewsbury railway station and motorway networks. This spacious property comprises of entrance hall, family lounge, kitchen and dining room and downstairs w.c. To the first floor there are four double bedrooms with en-suite to the master bedroom, family bathroom and loft access. Externally, there is a driveway for off road parking for several cars with Integral garage. This family home has well maintained gardens to the front, side the rear south facing gardens and offers potential buyers the chance to extend and create a formidable family home (Subject to Planning) No onward chain involved.



SIDE ENTRANCE

Through hardwood double glazed timber door with laminate wooden flooring, open spindle stairs leading to first floor accommodation. Under stairs storage cupboard and gas central heating radiator. Access to lounge, dining room and kitchen and downstairs WC

FAMILY LOUNGE 14'6" x 17'11" (4.42 x 5.47m)

A generous family sized lounge with feature fire surround with marble inset, hearth and wooden surround with coving to ceiling. Gas central heating radiator. Large hardwood double glazed bay window allowing plenty of natural light and fitted wall lights

DINING ROOM 11'1" x 11'2" (3.40m x 3.41m)

A good sized dining room which can accomodate a large dining table and chairs, radiator and a sliding patio door leading to the sun room,

KITCHEN 12'6" x 11'3" (3.82m x 3.45m)

A range of wall, base and display units with contrasting worktops with inset 1 and 1/2 steel sink with mixer taps, tiled splashback, with space for large gas oven, with wall mounted extractor fan above. Vinyl flooring with splash back tiling, hardwood double glazed window and access to the rear sun room through hardwood door

SUN ROOM 21'8" x 6'11" (6.61m x 2.13m)

Ideal space for those wanting a place to rest and relax overlooking the rear garden, tiled floor with hardwood double patio doors leading to the rear garden

DOWNSTAIRS WC

Fitted hash hand basin, with splash tiling, radiator and wood double glazed window and low level WC.

LANDING

Access to all bedrooms and the loft space (not inspected) and laminate wooden flooring and hardwood double glazed window to the side

MASTER BEDROOM 15'4" x 17'11" (4.69m x 5.47m)

Fully fitted bedroom furniture with further dressing area with coving to ceiling and large double glazed hardwood window allowing ample natural light

ENSUITE

With low level wc, hand wash basin and corner shower cubicle with wall mounted mixer showerand being fully tiled with a fitted radiator and extractor fan(No Window)

BEDROOM 2 11'9" x 10'2" (3.59m x 3.10m)

A double bedroom with fitted hardwood double glazed window with far reaching views and radiator

BEDROOM 3 11'7" x 10'3" (3.55m x 3.13m)

A double bedroom with fitted hardwood double glazed window with far reaching views and radiator

BEDROOM 4 8'6" x 13'2" (2.61m x 4.02m)

Another double bedroom with fitted hardwood double glazed window and radiator

BATHROOM

Comprising of four piece white suite with low wc, hand wash basin panelled bath and walk-in shower cubicle with wall mounted mixer shower being part tiled with fitted radiator and hardwood double glazed frosted window.

GARDENS

Gardens to three sides, the front being mainly lawned with paved access to side access of the property with further secure gated access to the rear garden and useful secure wooden fence acces to the large side garden. The rear being mainly lawned and enclosed from neighbouring properties, with feature waterfall and pond and ample patio seating area.

PARKING

Driveway to the front of the property providing secure off street parking for two cars leadign to the integral house garage.

GARAGE

Which is currently used for household storage but would accomodate further secure parking for one vehicle, the garage has power and lighting and up and over door, the main house boiler(FITTED 2024) with over 3 years warranty.

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.

Area Map



Floor Plans



Energy Efficiency Graph

