

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ings Road

Dewsbury, WF13 1NU

Offers In The Region Of £300,000



Nestled on Ings Road in the charming town of Dewsbury, this delightful semi detached house presents an excellent opportunity for both families and investors alike. Downstairs, the property boasts two spacious reception rooms, one of which has a fully functional log burner and a large kitchen with a further utility room. Upstairs, you will find two well-proportioned double bedrooms, a family bathroom and plenty of loft space. One of the standout features of this property is the extensive outdoor area, The large space includes a double garage, a large workshop outbuilding, further smaller outbuildings and parking for up to 12 vehicles. The space allows for plenty of potential expansion, making it an ideal choice for those looking to create their dream home. In person viewing is highly recommended.





LOUNGE 12'8" x 13'3" (3.87m x 4.06m)

Plenty of space for items such as sofas, a TV and storage cupboards and shelves. has a large double glazed window at the front to allow natural light to come in and has gas central heating

FAMILY ROOM 16'6" x 14'3" (5.04m x 4.36)

a generous size sitting room ideal for large families. space for a tv, sofas and chairs and comes with a fully working log burner and provides easy access to the kitchen. has a double glazed window installed aswell.

KITCHEN 16'9" x 17'4" (5.12 x 5.30)

Large family kitchen and has installed kitchen units and appliances such as an electric oven, extractor fan and induction hob. plenty of space for a family size table and chairs. large radiator to keep the room warm with gas central heating and a large window to allow the room to stay bright

UTILITY ROOM 8'0" x 6'0" (2.46 x 1.84)

Plenty of storage space for other kitchen white goods such as a washing machine/dryer and large fridge. also has access to the downstairs WC/bathroom. this room contains a working shower, sink and toilet. this room also contains a small radiator and frosted window

LANDING

Allows access to the 2 bedrooms, bathroom and a further staircase leads to the loft space

BEDROOM ONE 14'2" x 13'5" (4.32 x 4.10)

Large double bedroom. space for a king size double or 2 single beds. fitted wardrobe unit for clothes and bedroom items and enough space for other bedroom items such as a TV unit and additional storage shelves. also has a fitted dresser unit with additional storage shelves, perfect for a master bedroom that needs the space for many clothes and items. has a small double glazed window and gas radiator in this room as well.

BEDROOM TWO 9'0" x 11'6" (2.76 x 3.53)

Double bedroom. enough space for a double bed/large single bed and storage. would also make a great office room. small window gives the room natural light and a small radiator allows the gas central heating to come into this room.

BATHROOM 6'5" x 11'5" (1.98 x 3.49)

contains modern fitted units for bathroom goods and items. fitted shower/bathtub, toilet, sink and space for a storage unit for towels and other items. heated towel rack and a frosted window at the back

LOFT SPACE 16'3" x 16'4" (4.97 x 5.00)

the property comes with a large amount of space in the loft and could be converted into a potential double bedroom or used for large amounts of storage items. has dormer windows on the sides and a window on the ceiling and a further area to the side of the loft space

DOUBLE GARAGE 20'2" x 25'0" (6.16 x 7.64)

the property benefits from having a double garage which you can access through the a side door. the double garage does contain electric and has potential to be a large office space or used for parking larger vehicles.

EXTERIOR

There is also additional off street parking for up to 12 cars at the side of the house.. to the side of the 12 car off street parking space, there is a large shed to hold garden items of to convert into a small office or workspace. behind the double garage, there a generous amount of garden space. this could be used a very large family garden or provide space to build a further house onto. there is also a large workshop to the side used by the owner allowing all types of families that need additional room and space to feel right at home here

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.

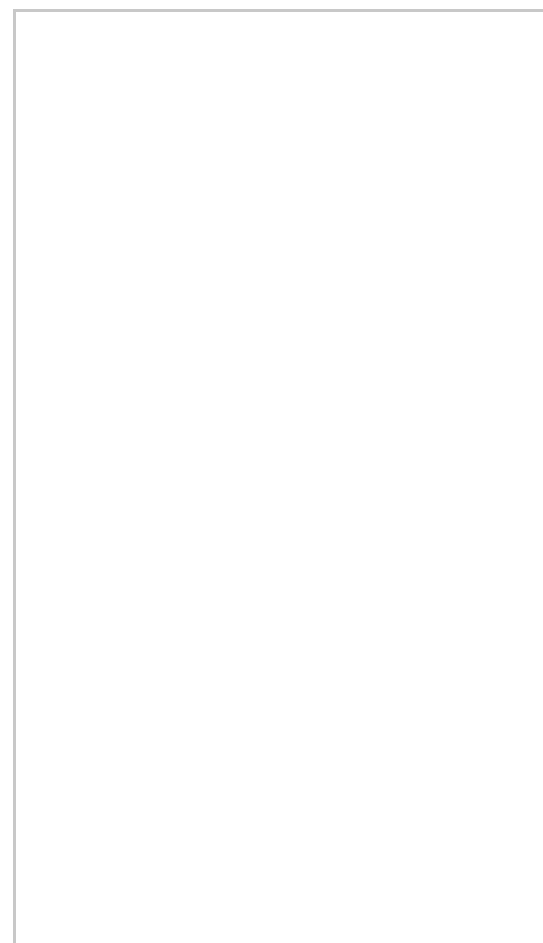
32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>

## Area Map



## Floor Plans



## Energy Efficiency Graph

