

# HUNTERS<sup>®</sup>

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## Henley Avenue

Dewsbury, WF12 0LN

Offers In The Region Of £425,000



Occupying a generous corner plot within a highly sought-after residential area, this spacious four-bedroom detached family home offers well-balanced and versatile accommodation throughout. The property features a family living room, separate dining room with access to the garden, a modern fitted kitchen and a large utility room. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite, alongside a contemporary family bathroom. Externally, the property benefits from lawned gardens wrapping around the home, a paved seating area, ample off-street parking and a detached double garage. An ideal home for growing families, early viewing is highly recommended to appreciate the space, position and plot on offer.



### ENTRANCE HALLWAY

Accessed via a front entrance door, the hallway provides a welcoming first impression with staircase rising to the first floor with built-in storage cupboards and access into the dining room and downstairs WC.

### DOWNSTAIRS WC

Done to a high standard, Fitted with a low-level WC and wash hand basin. It has a small window and shelf for bathroom items, a fitted gas radiator, and a rack for towels.

### FAMILY LOUNGE 20'5" x 11'1" (6.24m x 3.39m)

A spacious full-length reception room with dual aspect windows allowing excellent natural light, offering ample space for a range of seating arrangements, media setups and family living.

### DINING ROOM 12'1" x 9'8" (3.69m x 2.96m)

Well-proportioned dining room with direct access to the rear garden via the French doors, providing space for a family dining table and includes a built-in side pantry for kitchen and dining room storage space and a gas radiator next to the kitchen entrance.

### KITCHEN 14'11" x 10'9" (4.56m x 3.29m)

Modern fitted kitchen with a range of large wall and base units, plenty of work surface space and room for integrated appliances such as the sink, and an induction hob with extractor fan. A large window on the far side allows for natural light and access to the separate utility room.

### UTILITY ROOM 15'3" x 5'10" (4.66m x 1.79m)

A useful and generous utility space with additional work surfaces, plenty of cupboards for additional storage and plumbing for appliances such as a washing machine. The stable style door provides access to the garden area. The large window provides natural light without compromising on the space and two additional windows one large and one small are found in the room. This is an ideal space for a cloakroom and shoe room.

### FIRST FLOOR

Central landing providing access to all four bedrooms and the family bathroom.

### BEDROOM ONE 15'5" x 10'11" (4.71m x 3.34m)

A spacious principal bedroom with ample space for a large double bed and freestanding furniture, a large gas radiator can be found at the side of the room below a double glazed window for natural light. An additional window can be found on the other side near the space for free standing furniture.

### EN SUITE 4'4" x 10'10" (1.33 x 3.31)

The master bedroom also benefits from having an en-suite. Fitted with a walk-in shower, WC and wash hand basin. Ideal for those looking for a spacious main bedroom and convenient amenities.

### BEDROOM TWO 9'8" x 11'0" (2.97 x 3.37)

Good-sized double bedroom with space for a bed and bedroom furniture such as shelves and clothes racks. Benefits from large double glazed windows at the side of the room and a gas radiator positioned underneath the windows.

### BEDROOM THREE 6'9" x 9'10" (2.07 x 3.00)

Well-proportioned bedroom with space for a small double bed, storage for clothes and bedroom items and a shelf that could be used for a TV or other bedroom items. Contains a double glazed window and small gas radiator. Suitable as a child's room, guest room or office.

### BEDROOM FOUR 9'8" x 6'3" (2.96 x 1.91)

Currently being used as a child's playroom, the bedroom provides enough space for a single bed or ideal for use as a nursery or home office. Includes a built-in storage cupboard, 2 double-glazed windows and radiator.

### BATHROOM 5'2" x 10'8" (1.58 x 3.26)

Modern style bathroom fitted with a bathtub with an installed overhead rain shower unit, WC, wash hand basin with additional storage cupboards and a heated towel rack. Two frosted small windows give the room natural light whilst the heated towel rack functions as a heating unit for the room. The generous size makes this bathroom ideal for large families.

### OUTSIDE

The outside area is a generous plot which contains a rear patio that is accessed via the side gate and the French doors to the side would provide easy access to the dining room. As you walk through the gate, you will find a large seating area ideal for families wanting to entertain many guests or host family gatherings in the warm weather. The large rear garden has plenty of space for potential outbuildings and freestanding garden items such as a child's swing and slide and fitted outbuildings for garden tools and furniture. The side garden also provides enough size for larger garden items such as a trampoline.

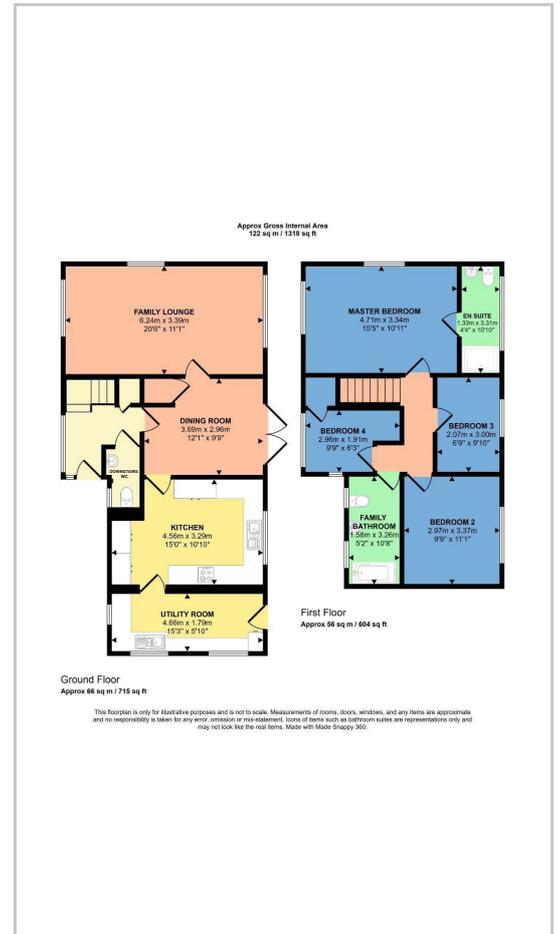
### DOUBLE GARAGE

Accessed via the driveway which has enough space for multiple cars, the double garage provides space for 2 standard cars or a large family car and contains electric should you want to install an EV charger or convert it into a useful outbuilding.

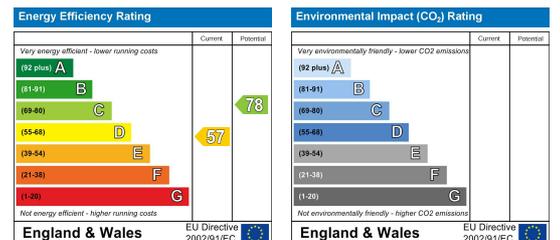
## Area Map



## 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.

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